



## Apartment Two-bedroom (3+kk)

Sold

84 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova





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Total area	84 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	38406

This apartment, which has been recently reconstructed, with views of the adjacent park on Jiřího z Poděbrad Square, is situated on the 1st floor of a corner Art Nouveau building with preserved architectural elements just a few steps from a metro station and tram stop.

The layout consists of a living room with a kitchen, a large entrance hall, a master bedroom with a south-facing work area overlooking a quiet courtyard, a guest bedroom with a sofa bed, a bathroom with a shower, a separate toilet with a sink, a laundry room, and a boiler room.

The apartment has **new wooden casement windows with insulated panes (by okna Janošik)** towards the street, a central light switch, a solid wood kitchen, original parquet floors throughout, underfloor heating in the bathroom, and period cladding frames and doors.

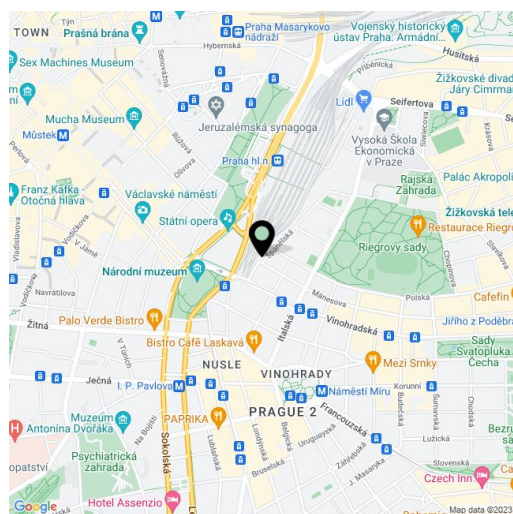
The apartment is fully equipped, including AEG-Electrolux appliances and a Samsung Smart TV. New central heating with its own boiler and Radik radiators. The apartment has a new 6 sq. m. brick cellar storage unit. **The asking price includes all equipment** with industrial elements, and a share of commercial space in the building.

The carefully maintained building is undergoing a complete reconstruction. A new elevator is currently being installed and the common areas are being tiled. The cellars have also been reconstructed.

**A popular residential location near several parks, including Riegrovy Sady Garden**, with excellent access to the city center. Kindergartens, schools, a swimming pool and other civic amenities are just a few steps from the building.

Interior 84.2 m<sup>2</sup>, brick cellar 6.2 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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- 1 LIVING ROOM
- 2 GUEST BEDROOM
- 3 MASTER BEDROOM
- 4 BATHROOM
- 5 ENTRANCE HALL
- 6 TOILET
- 7 BOILER & LAUNDRY ROOM

