



## Apartment One-bedroom (2+kk)

Rented

81.8 m<sup>2</sup>, Praha 2, Vinohrady, Mánesova





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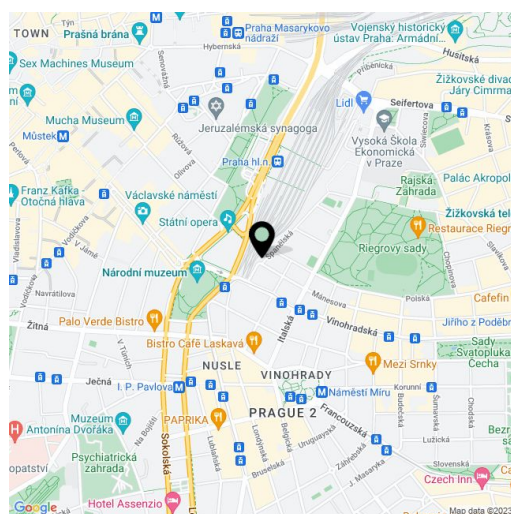
81.8 m<sup>2</sup>, Praha 2, Vinohrady, Mánesova

Total area	82 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	38737
Available from	Immediately

This bright and stylish, fully furnished 1-bedroom apartment has been finished to a high standard. Situated on the first floor of the Mánesova78 Residence - a completely newly renovated historical building designed by the renowned OOOX studio. Located in the attractive residential neighborhood of Vinohrady, on a quiet street in close proximity to lovely Riegrovy sady Park and just one block from Jiřího z Poděbrad Square with a metro station, tram stop, regular farmers' market, and many quality cafes, bistros, and restaurants. A location with very quick access to the city center and full amenities, within walking distance of the Atrium Flora shopping mall.

The interior features a comfortable living room with a dining area and a fully integrated kitchen, a bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), an additional separate toilet, and an entrance hall with built-in wardrobes and storage space.

Top quality equipment and finishes, high ceilings, large windows, Foglie D'oro hardwood parquet floors, DelConca tiling with marble effect, wooden windows, security entry door, central heating, dishwasher, induction cooktop, kitchenware, video entry phone, cellar, elevator. Monthly deposit for service charges and heating CZK 3000/month. Electricity is paid separately.



\* 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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ROOMS	
602.1	ENTRANCE
602.2	LIVING ROOM + KITCHEN
602.3	BEDROOM
602.4	BATHROOM
602.5	TOILET
TOTAL AREA	
4.70m <sup>2</sup>	
42.30m <sup>2</sup>	
22.30m <sup>2</sup>	
3.40m <sup>2</sup>	
3.10m <sup>2</sup>	
78.30m <sup>2</sup>	

