



Apartment Two-bedroom (3+kk)

Sold

153.4 m², Praha 2, Vinohrady, Mánesova





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Total area	156 m ²
Floor area*	153 m ²
Balcony	2 m ²
Parking	-
Cellar	-
PENB	G
Reference number	38942

This spacious, high standard apartment is located in the just-completed **Mánesova Residence78**, in which the renowned architectural studio **OOOOX** participated. It boasts an attractive address near the city center in the **Vinohrady** district, close to **Riegrovy Sady Park** and **Jiřího z Poděbrad Square**.

The area of the apartment on the 4th floor consists of a very spacious living room with a preparation for an open plan kitchen, a bedroom with a **balcony** and direct access to the central bathroom, a second bedroom with an en-suite bathroom, a dressing room, a guest toilet, a utility room, and a large entrance hall. Both bedrooms face east towards a **quiet green courtyard**. With a simple adjustment, the layout can be changed to 3-bedroom.

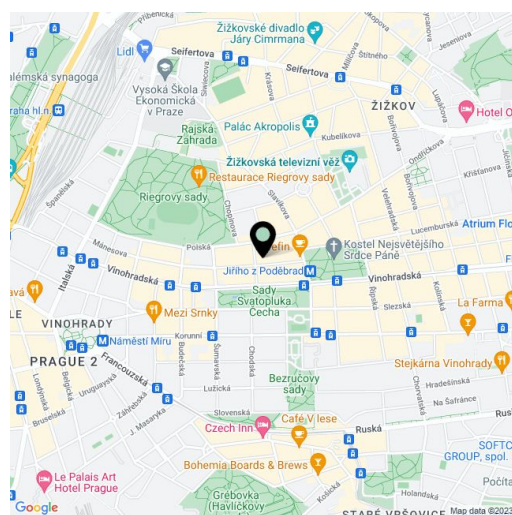
High-standard facilities include Fogle D'oro **parquet floors**, DelConca **marble decor tiles**, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. A **cellar storage unit is available at an extra cost**.

Mánesova Street, surrounded by important buildings by famous architects as well as restaurants, bistros, and cafes, including the popular **Kaaba Café**, connects Jiřího z Poděbrad Square to the Main Railway Station. The ride to the city center is quick thanks to the proximity of a metro station and tram stop less than a 5-minute walk away. On nearby Jiřího z Poděbrad Square with the iconic **Church of the Sacred Heart of the Lord by Josip Plečnik** there are nice bars, cafes, shops, and regular **farmers' markets**. You can go for pleasant walks in nearby **Riegrovy Sady Park** with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 153.4 m², balcony 2.1 m².

Photos are from the show flat.

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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Užitná plocha bytu	139,80m ²
Plocha příček	13,60m ²
Celková plocha bytu	153,40m ²
Balkón	2,10m ²
Plocha celkem	155,50m ²



202.MNS

REKONSTRUČNÍ BYTOVÉHO DOMU

MALÝCH VLAŠEK VINOHRADY 2 - VINOHRADY



ODDOKX s.r.o. Opatří 16, Praha 2 - Vinohrady

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DOUHLAVŮVCE - POKALKA:

STUDIE 2 X A4 03/2021

STAVEBNÍ

BYT 501