



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	158 m <sup>2</sup>
Floor area*	148 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	39127

This penthouse with a beautiful terrace and magical views of the Church of the Sacred Heart of the Lord on Jiřího z Poděbrad Square is located in the just completed Mánesova Residence78. An attractive address near the city center in the Vinohrady district, close to Riegrovy Sady Park and Jiřího z Poděbrad Square.

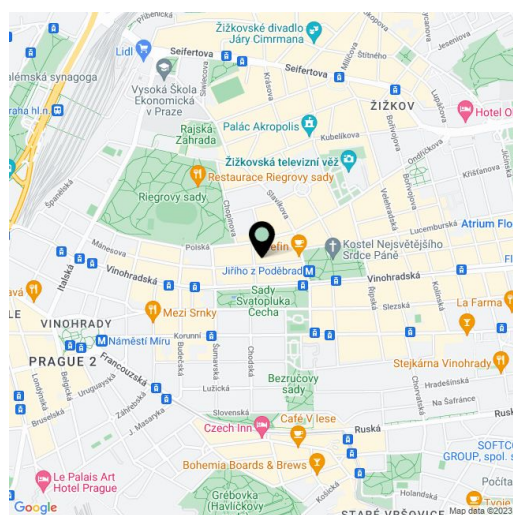
The entrance level of the apartment on the 6th floor consists of a hall, two spacious bedrooms, and a central bathroom. Both bedrooms face east towards a **quiet green courtyard**. The main living space on the 7th floor, which is accessible by stairs from the lower floor or directly from the elevator, has a generous open plan living area that is seamlessly connected to the **terrace with charming views**. There is also a master bedroom with an en-suite bathroom. A small foyer with a separate toilet is right by the elevator doors.

The high standard facilities include **Foglie D'oro parquet floors**, DelConca **marble** design tiles, Grohe sanitary ware (Essence New), Kartell by Laufen, Kaldewei and Riho, paneled coffered doors, period-style fireproof entrance doors, and double-glazed **wooden windows**. Heating is provided by the central gas boiler room. It is possible to purchase a **cellar storage unit**.

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 148 m<sup>2</sup>, terrace 9.8 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.



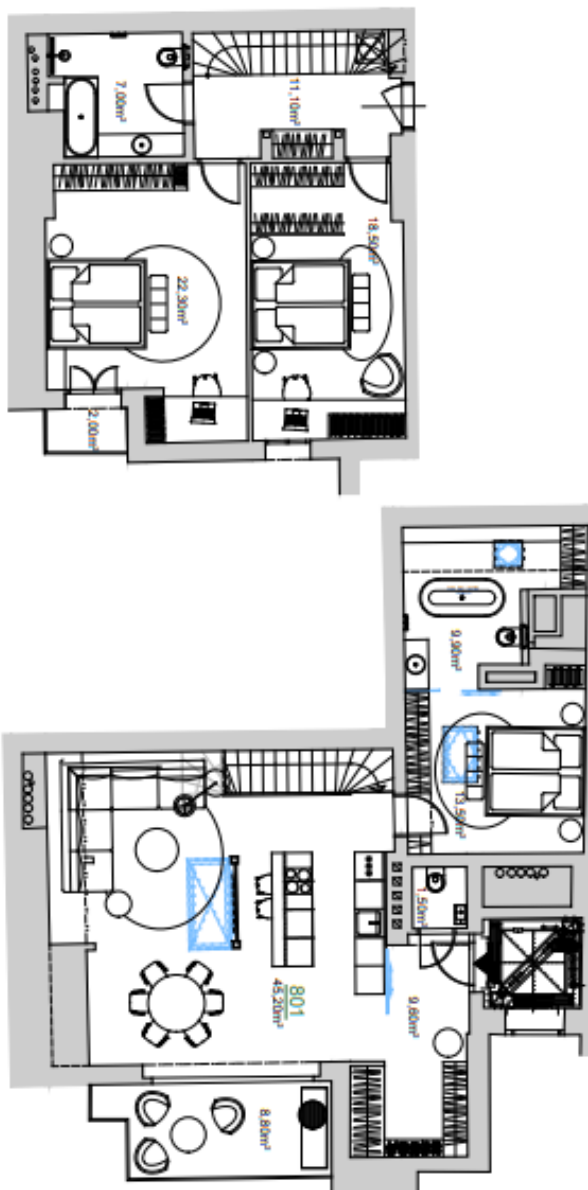
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Užitná plocha bytu	138.60m <sup>2</sup>
Plocha příček	9.30m <sup>2</sup>
Celková plocha bytu	147.90m <sup>2</sup>
Terasa	9.80m <sup>2</sup>
Plocha celkem	157.70m <sup>2</sup>



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**BYT 801**