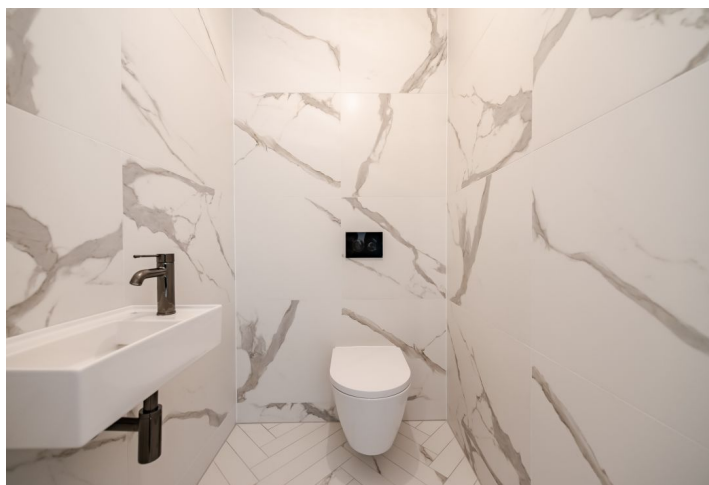
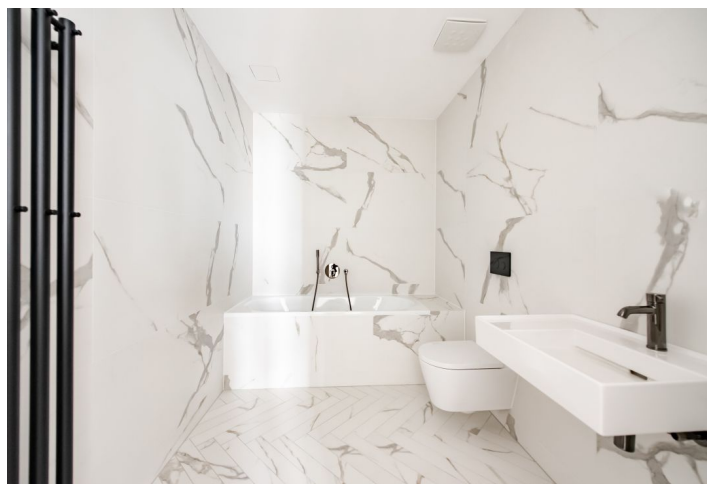




## Apartment One-bedroom (2+kk)

Sold

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





## Apartment One-bedroom (2+kk)

**Sold**70 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	70 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	39206

We have the exclusive right to sell this apartment, finished to a high standard, which is located in the recently completed **Mánesova78 Residence**. It boasts an attractive address in the city center near **Riegrovy Sady Park** and **Jiřího z Poděbrad Square**.

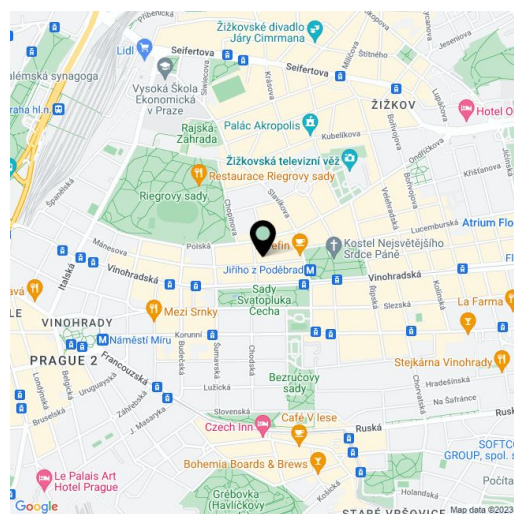
The area of the apartment on the 2th floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer.

**High-standard facilities** include **Foglie D'oro parquet floors**, **DelConca** imitation **marble** 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** comes 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 70 m<sup>2</sup>, cellar 2.1 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.



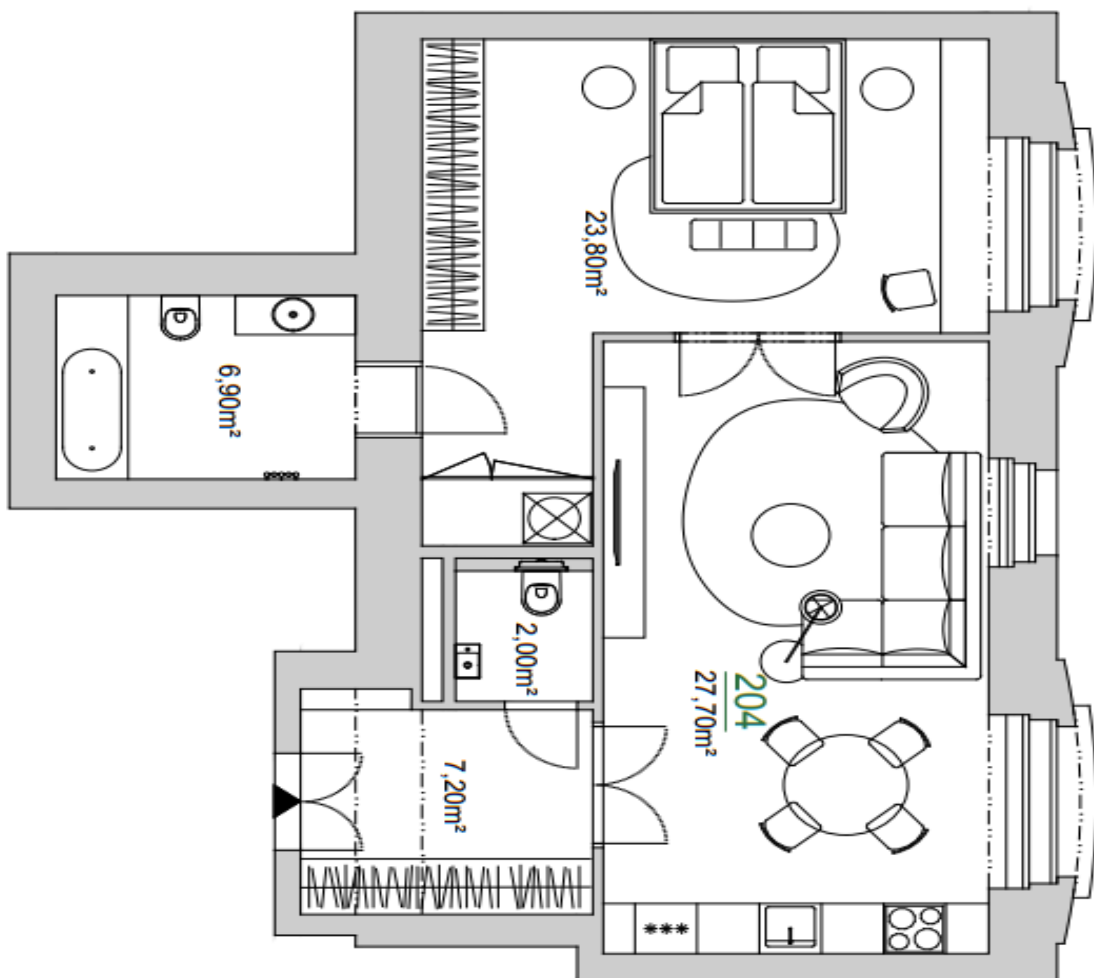
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment One-bedroom (2+kk)

Sold

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



Užitná plocha bytu	67,60m <sup>2</sup>
Plocha příček	2,40m <sup>2</sup>
Celková plocha bytu	70,00m <sup>2</sup>
Balkon	-
Plocha celkem	70,00m <sup>2</sup>



## 202.MNS

REKONSTRUKCE BYTOVÉHO DOMU

MAKROKONSTRUKCE



0000X K10, Okružní 25, Praha 7, Holešovice

VÝPRAVCOVÁNÍ:

Ing. arch. Pavla Vávrová  
tel.: +420 603 703 475 | email: pavla@svoboda.com

Ing. arch. Miroslav Horáček  
tel.: +420 777 513 391 | email: miroslav@svoboda.com

DOPLŇKOVÉ FORMÁTY: DATUM

STUDIE 2 x A4 11/2020

DĚL: architektonický

STAVEBNÍ

VÝKRES: ČERNOBÍLÝ

BYT 204