



## Apartment Three-bedroom (4+kk)

Rented

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





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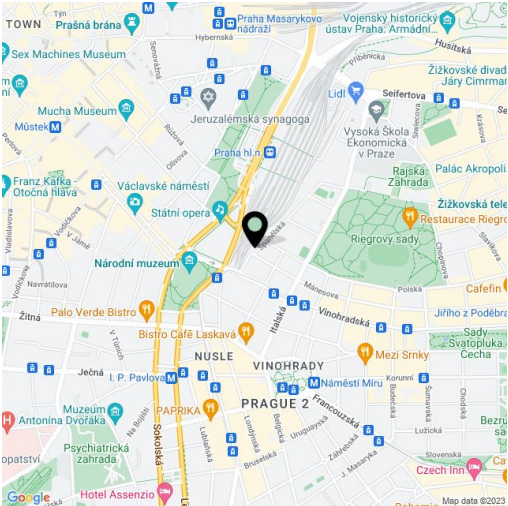
119 m², Prague 2, Vinohrady, Mánesova

|                  |  |
|------------------|--|
| Total area       | 122 m²   |
| Floor area*      | 119 m²   |
| Balcony          | 3 m²   |
| Parking          | -  |
| Cellar           | Yes  |
| Service price    | Deposit for service charges, water, and heating CZK 7,500. Electricity is billed separately. |
| PENB             | G  |
| Reference number | 43959  |
| Available from   | Immediately  |

This high-standard refurbished air-conditioned 3-bedroom 2-bathroom apartment with a balcony is situated on the 4th floor of a completely meticulously renovated Vinohrady apartment building with a new elevator and preserved original architectural details. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square. This attractive residential location offers a variety of shopping opportunities including a popular farmers' market, restaurants, cafes and bistros, a wide selection of schools, landscaped parks, playgrounds, and easy access to the city center by metro, tram, and car. A metro station and a tram stop are just a minute's walk away.

The interior features a living room with a bay window and a fully fitted open plan kitchen, a master bedroom with an en-suite bathroom (bathtub, toilet, bidet shower), two bedrooms facing the courtyard (one with a balcony), and a family bathroom (walk-in shower, toilet, bidet shower). There is a fitted walk-in closet, a utility room, and an entrance hall.

Air-conditioning, hardwood floors, tiles, built-in wardrobes in all bedrooms, curtains, dishwasher, induction cooktop, microwave oven, plate warmer, video entry phone. Cellar.



\* 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.