



## Apartment Two-bedroom (3+1)

Rented

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





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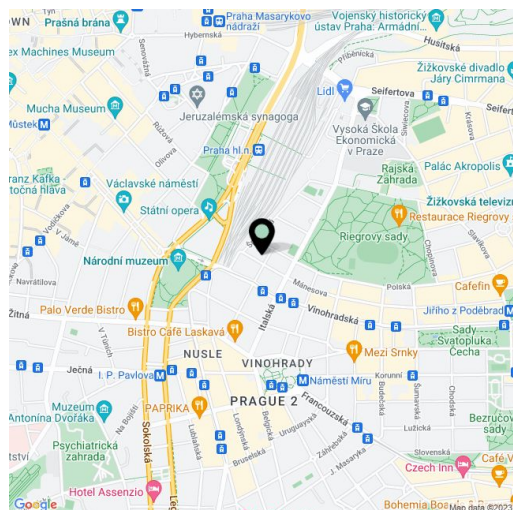
104 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	108 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	-
Cellar	-
Service price	CZK 5,000.
PENB	G
Reference number	8357
Available from	Immediately

Furnished 2-bedroom 2-bathroom flat with 2 balconies on the second floor of a renovated residential building in the popular Vinohrady neighborhood. Conveniently located just moments from Riegrovy Sady Park, within easy reach of full amenities, and a ten minute walk to Wenceslas Square with access to all three Prague metro lines.

The interior consists of living room connected by a glass sliding door to a fully fitted and equipped eat-in kitchen with a balcony, and master bedroom with a walk-in closet and balcony access plus a second bedroom, both facing the green courtyard. There are two bathrooms with toilet (bath tub / walk-in shower), and a spacious central entry hall.

Preserved original features, high ceilings, stucco ornaments, solid wood parquet floors, security entry door, large windows, roller blinds, dishwasher, microwave oven, gas heating, TV, audio entry phone, cellar. Common building charges and deposit for utilities CZK 5000/month. Available from December 2021.



\* 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.