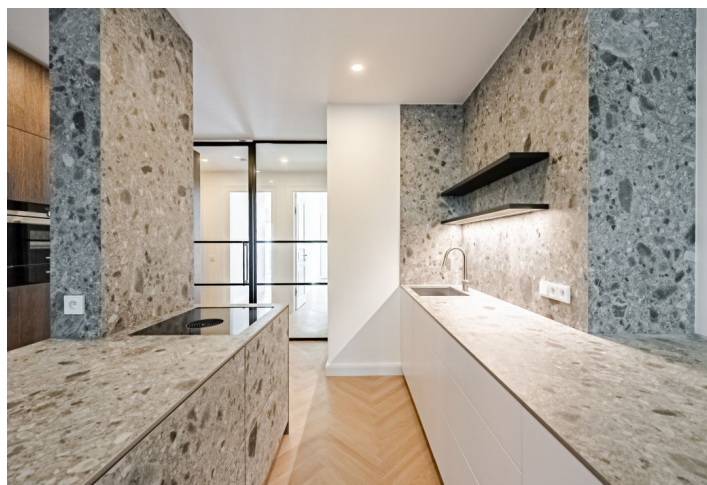




## Apartment Three-bedroom (4+kk)

Sold

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





## Apartment Three-bedroom (4+kk)

**Sold**118.9 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova

Total area	122 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	7 m <sup>2</sup>
PENB	G
Reference number	102547

This elegant apartment with 2 bathrooms and a southwest-facing balcony is situated on the 2nd floor of a completely and at the same time sensitively renovated apartment building with an elevator and preserved Art Nouveau elements. A nice place on a tree-lined street near Riegrový Sady Park and Jiřího z Poděbrad Square.

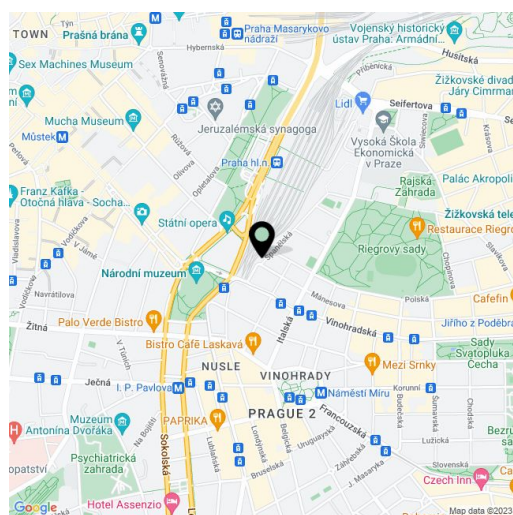
The practical layout of the apartment consists of a living room with a **bay window** and kitchen, a large bedroom with an en-suite bathroom (with a bathtub and toilet), another 2 bedrooms, a central bathroom (with a shower and toilet), a separate toilet, 2 closets, and an entrance hall. **The balcony** facing the nicely landscaped **green courtyard** is accessible from one of the bedrooms.

Floors are wooden **parquet** in a classic **tree pattern**; windows are new wooden casement (replicas of the original ones), and the entrance door is double-leaf cassette with period profiling and brass fittings. The kitchen is fully equipped and the induction hob has an **integrated hood**. Sanitary ware is by the Tres, Catalano, and Bette brands. The interior stands out for its high amount of built-in storage space, and the apartment also comes with two **cellar storage units**. The building boasts **elegant common areas** and a **modern elevator**.

**The attractive location of Vinohrady** offers everything you need within reach, including farmers' markets, restaurants, cafes, and bistros, a wide selection of state and private schools, **landscaped parks**, children's playgrounds, and easy access to the city center by metro, tram and on foot or by scooter. A public transport station is a 2-minute walk away, and you can easily walk to **Riegrový Sady** and **Rajská Zahrada parks**.

Floor area 118.9 m<sup>2</sup>, balcony 3.1 m<sup>2</sup>, 2x cellar cubicles 3.3 m<sup>2</sup>.

The apartment is rented until 10/2025.



\* 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.

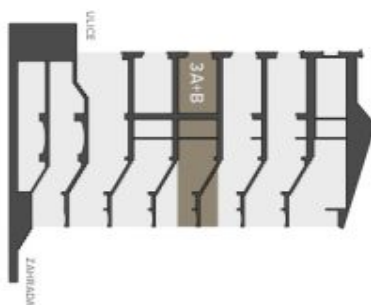




# Apartment Three-bedroom (4+kk)

Sold

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



**Řez domem**  
Police bytu v rámci domu



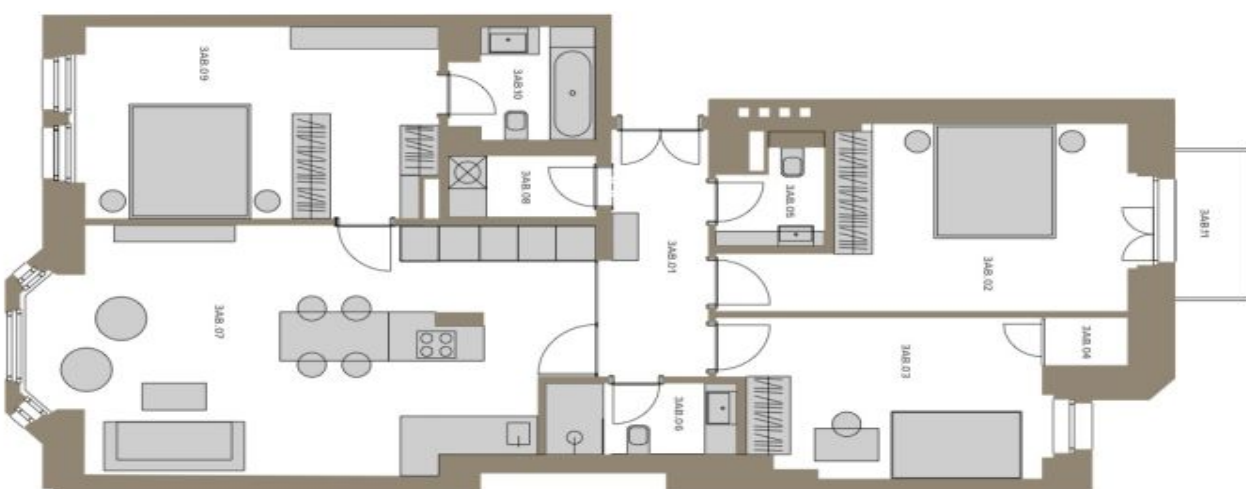
**Půdorys podlaží**  
Umístění bytu na pátě

BYTOVÝ PROSTOR

## 3A+B 4+KK

3.NP 125,2 M<sup>2</sup>

3AB 01 HALA	7,3 m <sup>2</sup>
3AB 02 LOŽNICE	18,4 m <sup>2</sup>
3AB 03 LOŽNICE	14,1 m <sup>2</sup>
3AB 04 KOMORA	11 m <sup>2</sup>
3AB 05 TOALETÁ	2,7 m <sup>2</sup>
3AB 06 KOUPELNA	3,9 m <sup>2</sup>
3AB 07 OBÝVAČÍ POKOJ S KUCHYŇSKÝM KOUTEM	36,5 m <sup>2</sup>
3AB 08 KOMORA	2,6 m <sup>2</sup>
3AB 09 LOŽNICE	19,6 m <sup>2</sup>
3AB 10 KOUPELNA	4,3 m <sup>2</sup>
3AB 11 BALKON	3,1 m <sup>2</sup>
S2.3A SKLEP	3,2 m <sup>2</sup>
<b>UZÍTNÁ PLOCHA CELKEM</b> (včetně balkonů a sklepu)	<b>116,8 m<sup>2</sup></b>
<b>CELKOVÁ PLOCHA</b> (včetně balkonů, konstrukcí a sklepu)	<b>125,2 m<sup>2</sup></b>



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