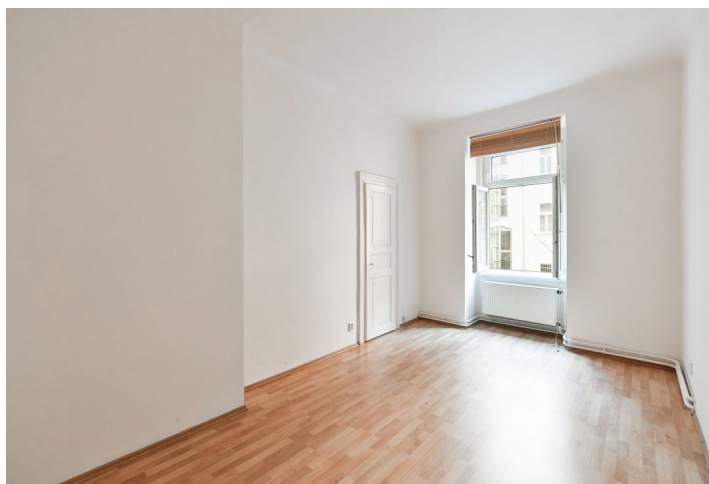
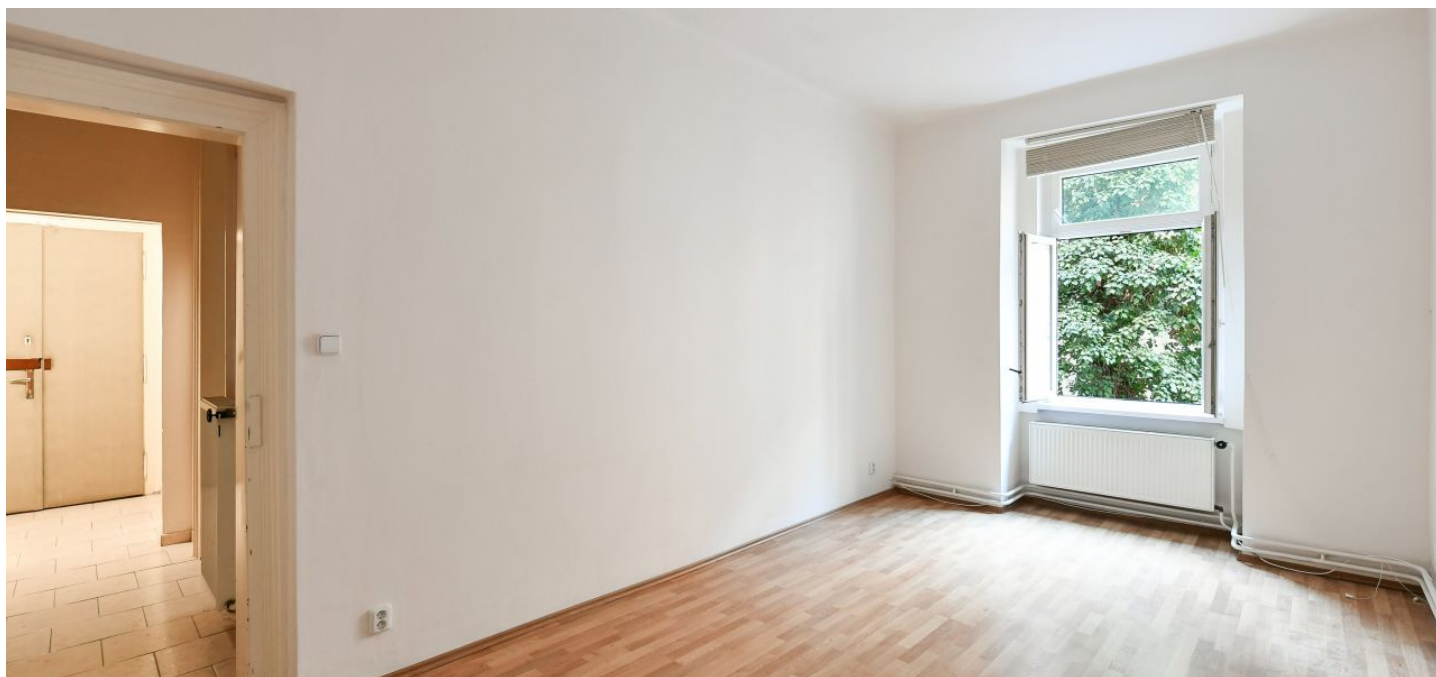




## Apartment One-bedroom (2+kk)

€ 336 972 | CZK 8 490 000

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





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€ 336 972 | CZK 8 490 000

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

Total area	58 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	103757

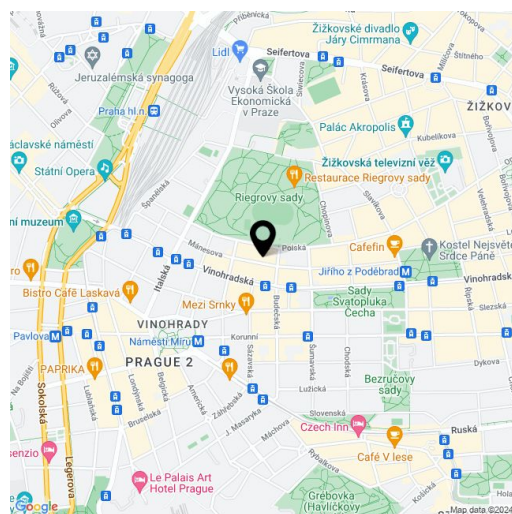
This apartment with high ceilings and a pleasant orientation towards the south onto a quiet courtyard is located on the upper ground floor of an Art Nouveau apartment building on Mánesova Street in Vinohrady, in close proximity to Riegrový Sady Park. The apartment is suitable for reconstruction.

Currently, the layout consists of two rooms (17 sq. m. and 18 sq. m.), a kitchen, a bathroom (with a shower), a separate toilet, a small walk-in wardrobe, and a foyer.

The interior is in a condition requiring complete reconstruction; the windows are newer plastic. The ceilings are 3.25 m high, and heating is provided by a gas boiler.

An excellent location within walking distance of the city center, a few minutes' walk from the Main Railway Station, Wenceslas Square, and Náměstí Míru Square. The neighborhood is full of cafes, restaurants, bistros, and clubs, shops, and schools and medical services are within reach. There is a tram stop near the building, and the Muzeum metro transfer station is also within walking distance. Nearby Riegrový Sady Park with well-maintained paths and wonderful views of the Prague skyline is perfect for leisurely walks.

Floor area 58 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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