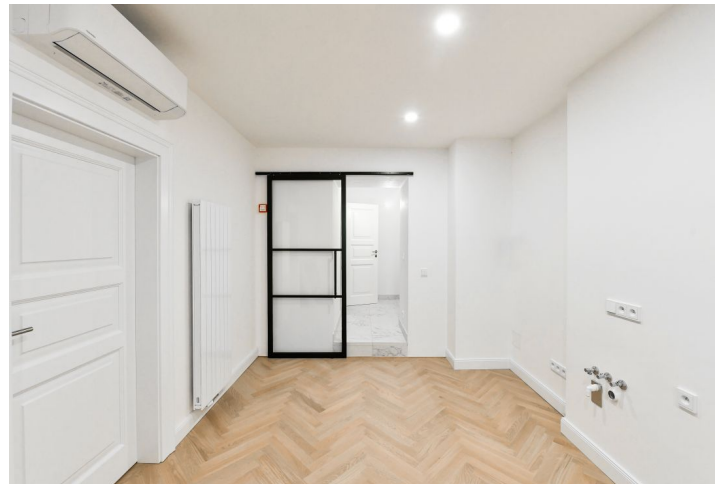




## Apartment One-bedroom (2+1)

€ 595 153 | CZK 14 980 000

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





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Total area	95 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	34386

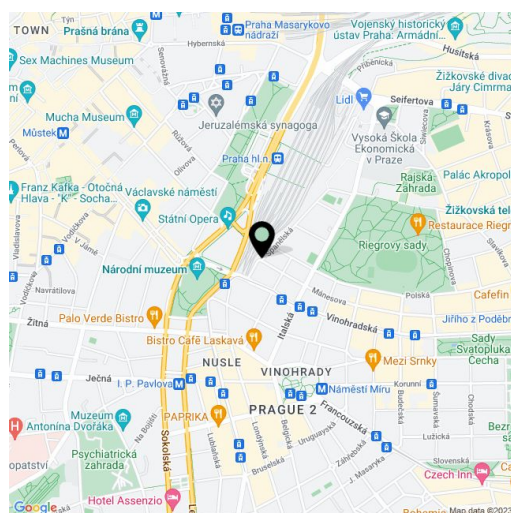
This apartment with a terrace is situated on the 2nd underground floor of a completely and at the same time sensitively renovated Vinohrady apartment building. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The layout consists of a living room, a separate kitchen, a bedroom, a bathroom with a toilet, and an entrance hall.

Facilities include new wooden windows (replicas of the originals) and two-wing entrance doors with period profiling and brass fittings. The apartment will be handed over in a finished state including **wooden floors**, **wooden cassette doors** with lining or Tres, Catalano, and Bette sanitary ware. The apartment comes with a **cellar storage unit**. In the common areas of the building, original architectural elements have been refurbished to preserve its authentic atmosphere. The elevator is new.

This attractive part of Vinohrady offers a variety of shopping opportunities including farmers' markets, restaurants, cafes, and bistros, a wide selection of public and private schools, landscaped parks, playgrounds, and easy access to the city center by metro, tram, and car. A public transport stop is a 2-minute walk away. It is only a few steps from the building to the **large Riegrovy Sady Park and the neighboring Rajská Zahrada Garden**.

Total net area 80.9 m<sup>2</sup>, terrace 14.5 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>.



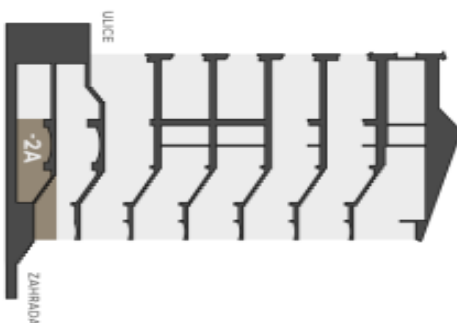
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Řez domem  
Pozice bytu v rámci domu



Půdorys podlaží  
Umístění bytu na patře

BYTOVÝ PROSTOR

## -2A 2+1

2.PP 97,9 M<sup>2</sup>

-2A.01	CHODBA	5,5 m <sup>2</sup>
-2A.02	KOUPELNA	5,5 m <sup>2</sup>
-2A.03	KUCHYŇE	16,3 m <sup>2</sup>
-2A.04	LOŽNICE	14,2 m <sup>2</sup>
-2A.05	OBÝVACÍ POKOJ	28,1 m <sup>2</sup>
-2A.06	TERASA	14,5 m <sup>2</sup>
S2.S2A	SKLEP	2,5 m <sup>2</sup>

UŽITNÁ PLOCHA CELKEM  
(včetně terasy a sklepu) 86,6 m<sup>2</sup>

CELKOVÁ PLOCHA  
(včetně terasy, sklepu a konstrukcí) 97,9 m<sup>2</sup>

