



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	61 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	34668

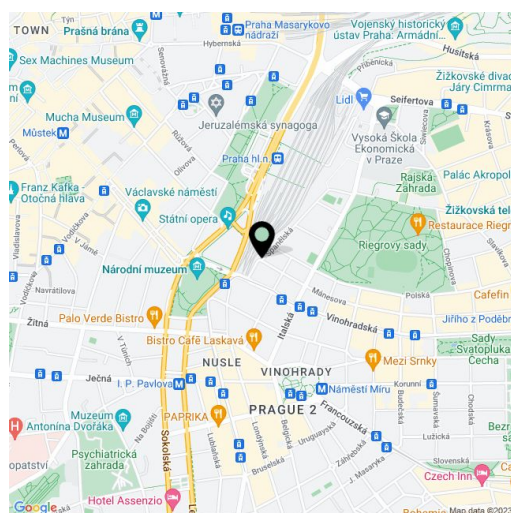
This accommodation unit with a south-facing balcony towards the courtyard is situated in the basement of a completely renovated classic apartment building situated on the border of Vinohrady and New Town, just a few minutes' walk from Wenceslas Square, the National Museum, the Main Railway Station, and Riegrovy Sady Park.

The layout consists of a living room with a kitchen, a bedroom, and a bathroom (with a bathtub and toilet). Both living rooms have access to a large balcony.

Facilities include **new French windows** with wooden frames, the floors are tiled. Heating is provided by a gas boiler. The unit was created in 2014 during the **complete reconstruction** of the building and its common areas.

The location is **easily accessible by metro and tram**, and the city center or Main Railway Station, with direct bus links to the airport, can easily be reached on foot. In the immediate vicinity are complete civic amenities as well as many restaurants and shops, theaters, clubs, but also a health center and all other services. It is very close to **Riegrovy Sady Park** with its beautiful views of the city skyline.

Interior 50.9 m<sup>2</sup>, balcony 9.7 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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