



## Apartment One-bedroom (2+kk)

Sold

63.7 m<sup>2</sup>, Praha 2, Vinohrady, Mánesova





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Total area	66 m <sup>2</sup>
Floor area*	64 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38153

We have the exclusive right to sell this apartment with a balcony, finished to a high standard, which is located in the recently completed Mánesova78 Residence. It is situated at an attractive address in the city center, near Riegrovy Sady Park and Jiřího z Poděbrad Square.

The area of the apartment on the ground floor consists of a living room with a preparation for an open plan kitchen and access to a balcony that faces a green courtyard, a bedroom with a bathroom, a separate toilet, and a foyer.

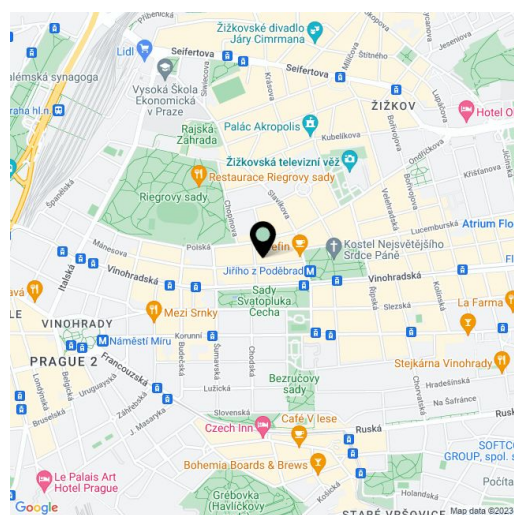
High-standard facilities include **Foglie D'oro parquet floors**, DelConca imitation **marble tiles**, Grohe (Essence New), Laufen, Kaldewei, and Riho sanitary ware, Art Nouveau paneled doors, period-style fire safety entrance doors, and double-glazed wooden windows. Central heating. **Cellar storage unit at an extra cost.**

Mánesova Street, surrounded by important buildings by famous architects as well as restaurants, bistros, and cafes, including the popular **Kaaba Café**, connects Jiřího z Poděbrad Square to the Main Railway Station. The ride to the city center is quick thanks to the proximity of a metro station and tram stop less than a 5-minute walk away. On nearby Jiřího z Poděbrad Square with the iconic **Church of the Sacred Heart of the Lord** by Josip Plečnik there are nice bars, cafes, shops, and regular **farmers' markets**. You can go for pleasant walks in nearby **Riegrovy Sady Park** with a garden restaurant and a Sokol gym with a swimming pool.

Apartment floor area 63.7 m<sup>2</sup>, balcony 2.20 m<sup>2</sup>, cellar 1.40 m<sup>2</sup>.

Photos with furniture are from the show flat.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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Užitná plocha bytu	58,20m <sup>2</sup>
Plocha příček	5,50m <sup>2</sup>
Celková plocha bytu	63,70m <sup>2</sup>
Balkon	2,20m <sup>2</sup>
Plocha celkem	65,90m <sup>2</sup>



**202.MNS**  
REKONSTRUKCE BYTOVÉHO DOMU

STUDIE 2 x A4 11/2020  
ČÁST: MĚŘITVO  
STAVEBNÍ  
VÝKRES: ČÍSL. VÝKRESU  
BYT 105