



## Apartment One-bedroom (2+kk)

Sold

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





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|                  |                   |
|------------------|-------------------|
| Total area       | 70 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 39206             |

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

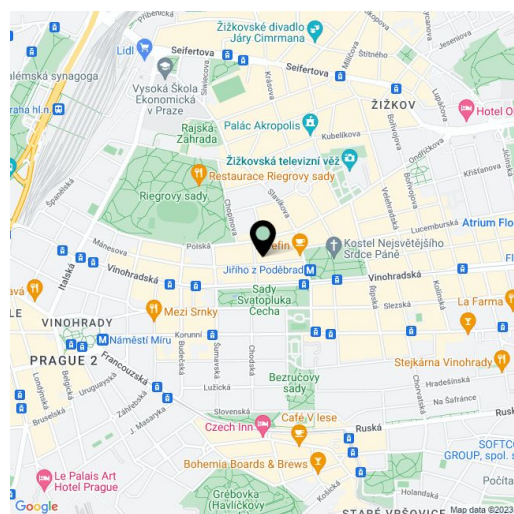
The area of the apartment on the 2th floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer.

**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. A **cellar storage unit** comes 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 70 m<sup>2</sup>, cellar 2.1 m<sup>2</sup>.

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



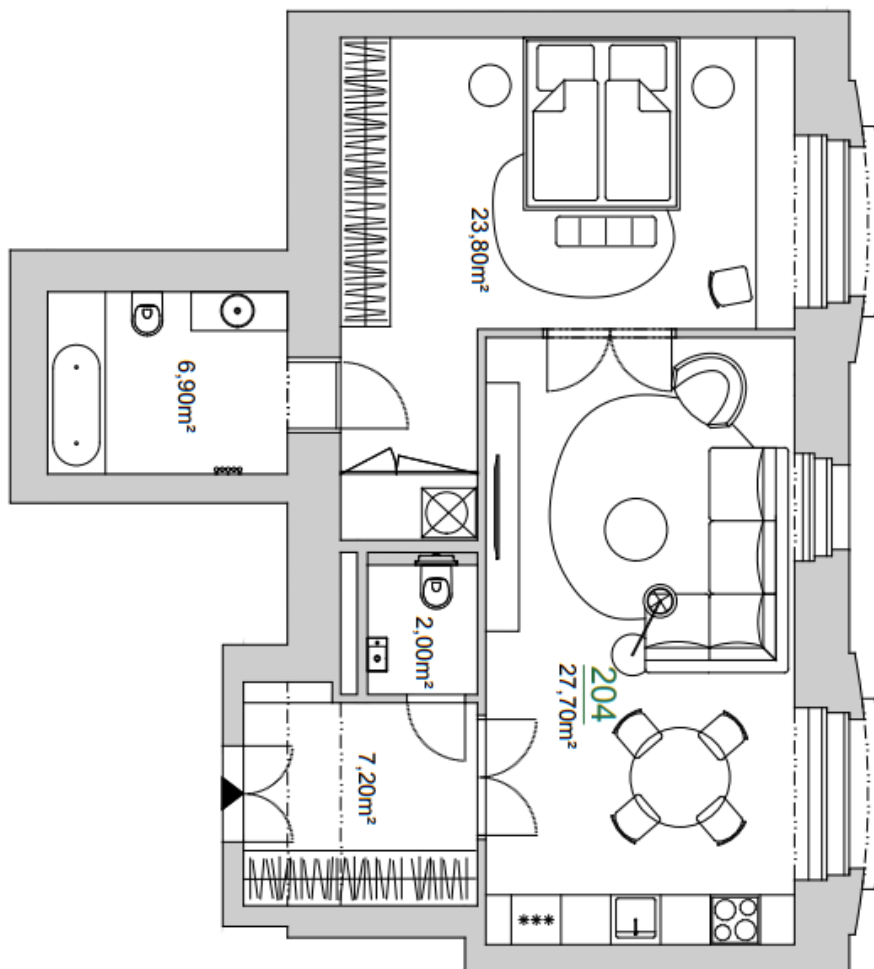
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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|                     |                     |
|---------------------|---------------------|
| Užitná plocha bytu  | 67,80m <sup>2</sup> |
| Plocha přístek      | 2,40m <sup>2</sup>  |
| Celková plocha bytu | 70,00m <sup>2</sup> |
| Balkón              | ---                 |
| Plocha celkem       | 70,00m <sup>2</sup> |



**202. MNS**  
REKONSTRUKCE BYTOVÉHO DOMU  
PROJEKT: SVOBODA & WILLIAMS

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DOPLÁČENÍ: FOTOMAL: DATUM:  
**STUDIE 2 X A4 11/2020**  
ČAET: MĚŘÍTKO:  
**STAVEBNÍ**  
VÝKRES: ČÍSLO VÝKRESU:  
**BYT 204**