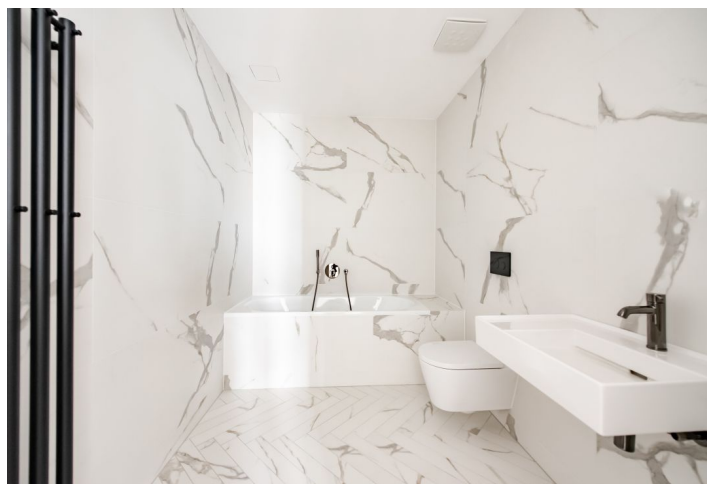




Apartment One-bedroom (2+kk)

Sold

70 m², Praha 2, Vinohrady, Mánesova





Apartment One-bedroom (2+kk)

Sold70 m², Praha 2, Vinohrady, Mánesova

Total area	70 m ²
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**.

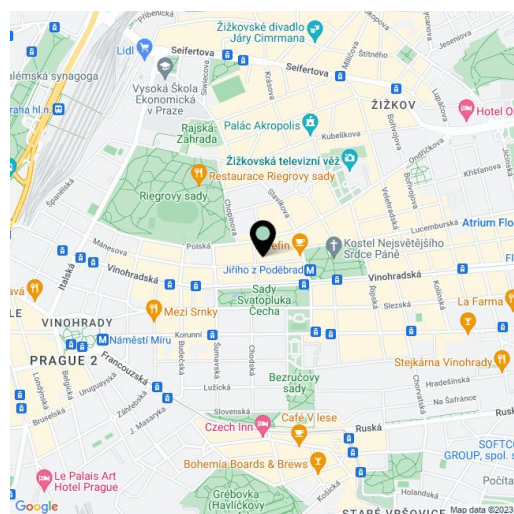
The area of the apartment on the 2th floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer.

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 m², cellar 2.1 m².

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



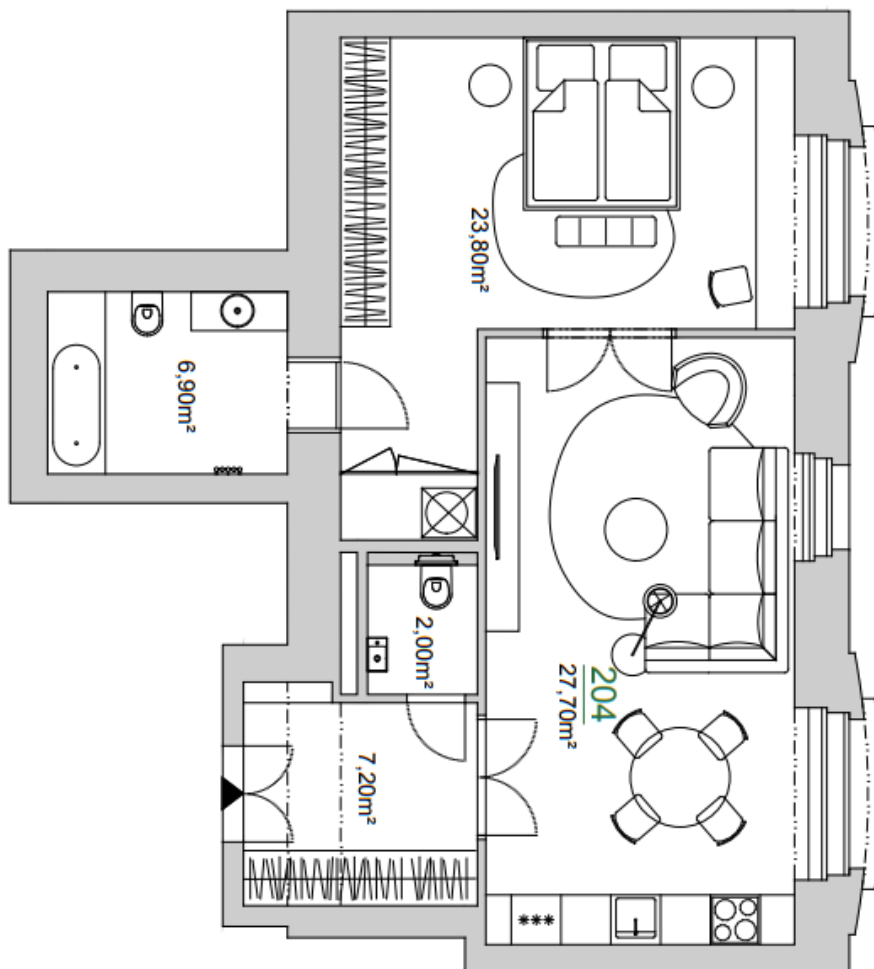
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment One-bedroom (2+kk)

70 m², Praha 2, Vinohrady, Mánesova

Sold



Užitná plocha bytu	67,80m ²
Plocha přístek	2,40m ²
Celková plocha bytu	70,00m ²
Balkón	---
Plocha celkem	70,00m ²



202. MNS

REKONSTRUKCE BYTOVÉHO DOMU

PROJEKT: SVOBODA & WILLIAMS



ODDĚL: E.1.0. Číslo: 25, Praha 2 - Holešovice

VYPRACOVÁNÍ:

Ing. arch. Radek Václav

tel.: +420 803 703 473 | email: radek@sw.com

Ing. arch. Martin Mošnice

tel.: +420 777 513 591 | email: m.mošnice@sw.com

DOPLÁČENÍ: FOTOMONTÁŽ: DATUM:

STUDIE 2 X A4 11/2020

ČÁST: MĚŘÍTKO:

STAVEBNÍ

VÝKRES: ČÍSLO VÝKRESU:

BYT 204