



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	73 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	39207

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**.

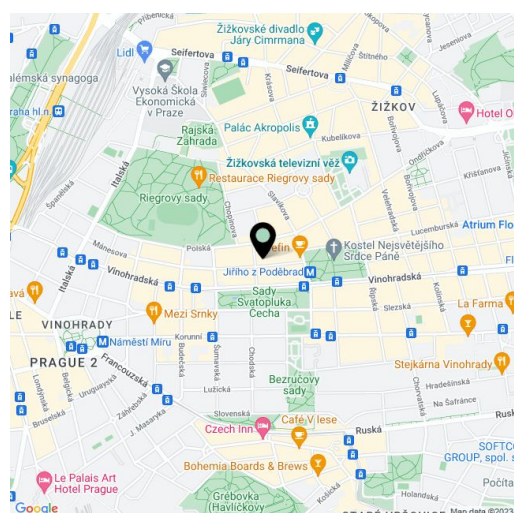
The area of the apartment on the 6th floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer.

**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 73.3 m<sup>2</sup>, cellar 2.5 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.



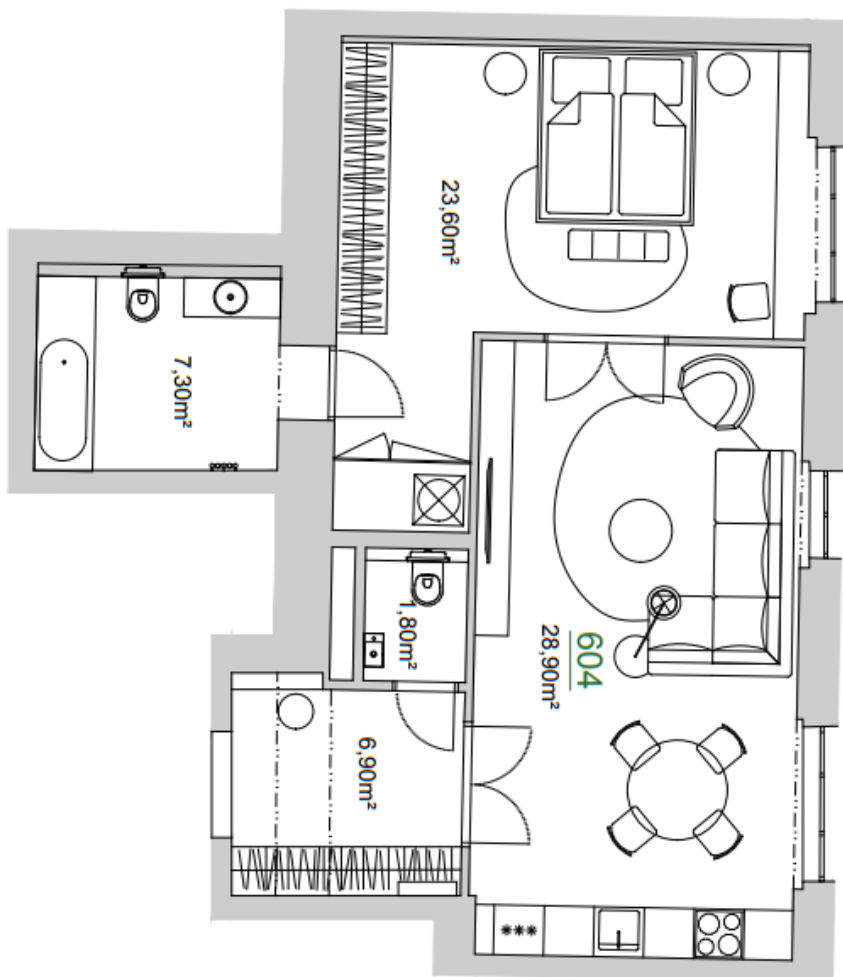
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Užitná plocha bytu	68,50m <sup>2</sup>
Plocha přístěk	4,80m <sup>2</sup>
Celková plocha bytu	73,30m <sup>2</sup>
Balkón	-
Plocha celkem	73,30m <sup>2</sup>



## 202.MNS

REKONSTRUKCE BYTOVÉHO DOMU

MÁNEŠOVA, VINOHRADY, PRAHA 2, IANČIKOVA



OPROČU s.r.o., Čimprův 28, Praha 2 - Holešovice

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DOPLŇKOVÉ: FOTOKA: DATUM:

STUDIE 2 X A4 11/2020

ČÍSLO: adresa:

STAVEBNÍ

VÝBĚR: ČÍSLO VÝBĚRU:

BYT 604