



Apartment One-bedroom (2+kk)

Sold

73.3 m², Prague 2, Vinohrady, Mánesova





Apartment One-bedroom (2+kk)

Sold73.3 m², Prague 2, Vinohrady, Mánesova

Total area	73 m ²
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**.

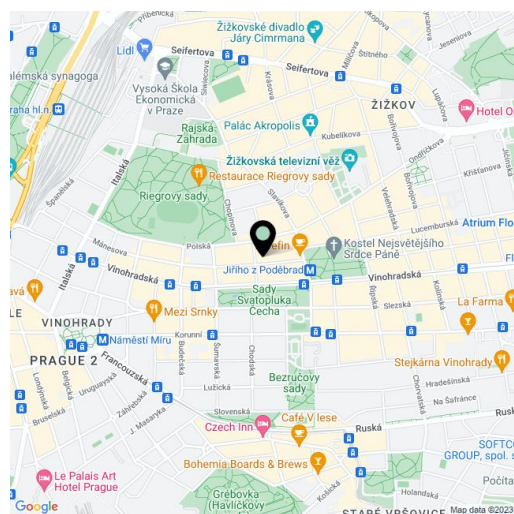
The area of the apartment on the 6th floor consists of a living room with a preparation for an open plan kitchen, a bedroom with a bathroom, a separate toilet, and a foyer.

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 m², cellar 2.5 m².

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



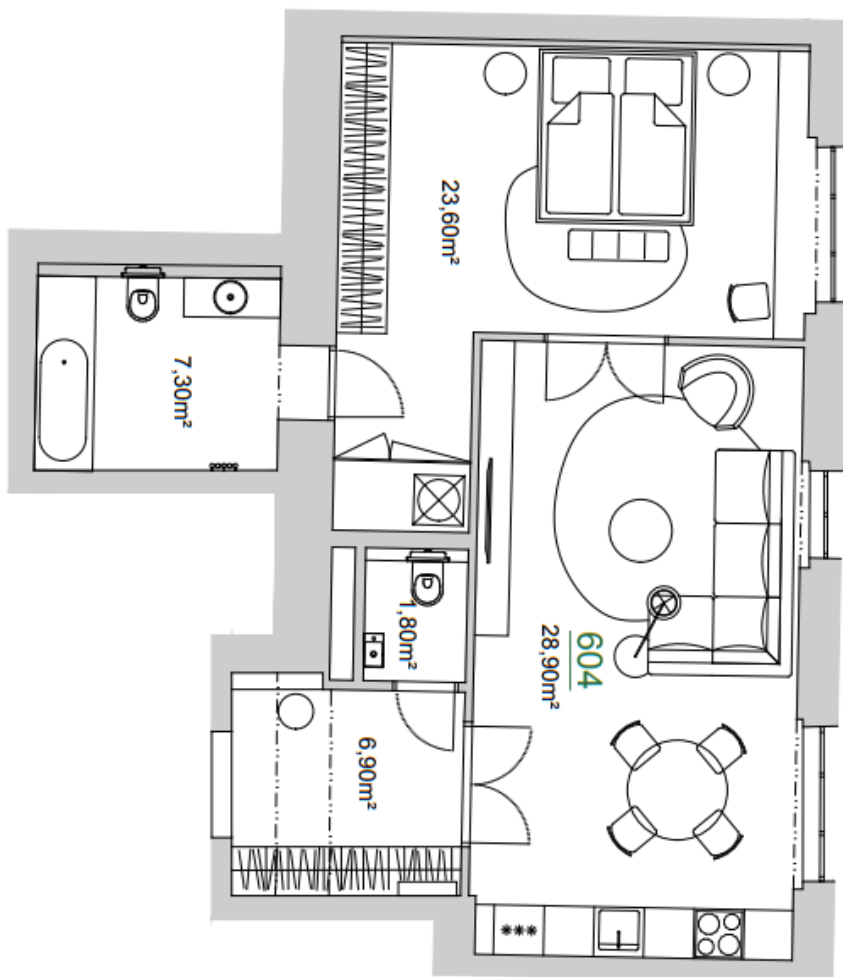
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment One-bedroom (2+kk)

73.3 m², Prague 2, Vinohrady, Mánesova

Sold



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



202.MNS
REKONSTRUKCE BYTOVÉHO DOMU
MÁNEŠOVA 107/3, PRAHA 2, HLAVENSKO
VYPRACOVATEL:
Ing.arch. Radek Věroslav
tel.: +420 603 700 470 | email: radek@goose.cz
Ing.arch. Václav Měšťanec
tel.: +420 777 933 981 | email: m.mestanec@goose.cz
DOKUMENTACE: FOTOMÁK - DATUM
STUDIE 2 X A4 11/2020
ČÍSLO: **STAVEBNÍ** úřadovna
VÝBĚR: **BYT 604** ČÍSLO VÝBĚRU