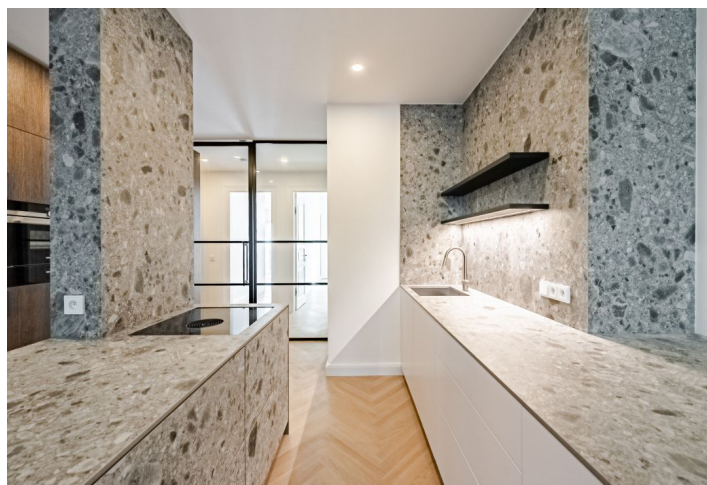




Apartment Three-bedroom (4+kk)

Sold

118.9 m², Prague 2, Vinohrady, Mánesova





Apartment Three-bedroom (4+kk)

Sold118.9 m², Prague 2, Vinohrady, Mánesova

| | |
|------------------|--------------------|
| Total area | 122 m ² |
| Floor area* | 119 m ² |
| Balcony | 3 m ² |
| Parking | - |
| Cellar | 7 m ² |
| PENB | G |
| Reference number | 102547 |

This elegant apartment with 2 bathrooms and a southwest-facing balcony is situated on the 2nd floor of a completely and at the same time sensitively renovated apartment building with an elevator and preserved Art Nouveau elements. A nice place on a tree-lined street near Riegrový Sady Park and Jiřího z Poděbrad Square.

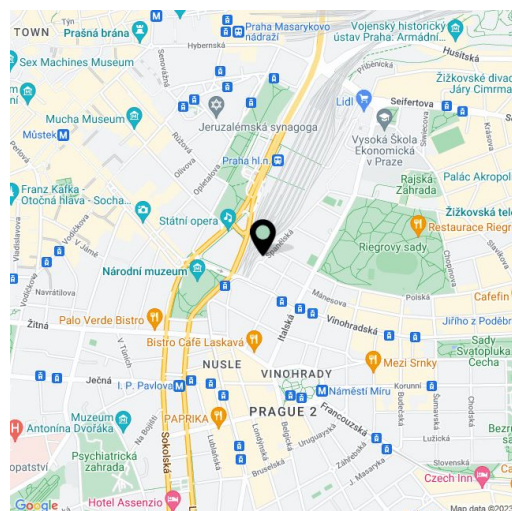
The practical layout of the apartment consists of a living room with a **bay window** and kitchen, a large bedroom with an en-suite bathroom (with a bathtub and toilet), another 2 bedrooms, a central bathroom (with a shower and toilet), a separate toilet, 2 closets, and an entrance hall. **The balcony** facing the nicely landscaped **green courtyard** is accessible from one of the bedrooms.

Floors are wooden **parquet** in a classic **tree pattern**; windows are new wooden casement (replicas of the original ones), and the entrance door is double-leaf cassette with period profiling and brass fittings. The kitchen is fully equipped and the induction hob has an **integrated hood**. Sanitary ware is by the Tres, Catalano, and Bette brands. The interior stands out for its high amount of built-in storage space, and the apartment also comes with two **cellar storage units**. The building boasts **elegant common areas** and a **modern elevator**.

The attractive location of Vinohrady offers everything you need within reach, including farmers' markets, restaurants, cafes, and bistros, a wide selection of state and private schools, **landscaped parks**, children's playgrounds, and easy access to the city center by metro, tram and on foot or by scooter. A public transport station is a 2-minute walk away, and you can easily walk to **Riegrový Sady** and **Rajská Zahrada** parks.

Floor area 118.9 m², balcony 3.1 m², 2x cellar cubicles 3.3 m².

The apartment is rented until 10/2025.



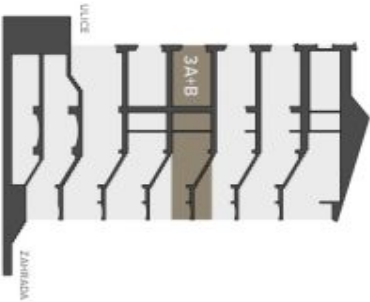
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

Sold

118.9 m², Prague 2, Vinohrady, Mánesova



Řez domem
Police bytu v rámci domu



Podorys podlaží
Umístění bytu na pátě

BYTOVÝ PROSTOR

3A+B 4+KK

3.NP 125,2 M²

| | |
|---------------------------------------------------------|----------|
| 3AB.01 HALA | 7,3 m² |
| 3AB.02 LOŽNICE | 18,4 m² |
| 3AB.03 LOŽNICE | 14,1 m² |
| 3AB.04 KOMORA | 1,1 m² |
| 3AB.05 TOALET | 2,7 m² |
| 3AB.06 KOUPELNA | 3,9 m² |
| 3AB.07 OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUTEM | 36,5 m² |
| 3AB.08 KOMORA | 2,6 m² |
| 3AB.09 LOŽNICE | 19,6 m² |
| 3AB.10 KOUPELNA | 4,3 m² |
| 3AB.11 BALKON | 3,1 m² |
| S2.3A SKLEP | 3,2 m² |
| UŽITNÁ PLOCHA CELKEM (včetně balkonu a sklepu) | 116,8 m² |
| CELKOVÁ PLOCHA (včetně balkonu, konstrukcí a sklepu) | 125,2 m² |

