



## Apartment One-bedroom (2+kk)

Sold

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





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|                  |       |
|------------------|-------|
| Total area       | 50 m² |
| Parking          | -     |
| Cellar           | -     |
| PENB             | G     |
| Reference number | 34938 |

This accommodation unit with its own yard is in the basement of a completely renovated classic apartment building. The location of the building is on the border of Vinohrady and New Town, just a few minutes' walk from Wenceslas Square, the National Museum, the Main Railway Station, and Riegrovy Sady Park.

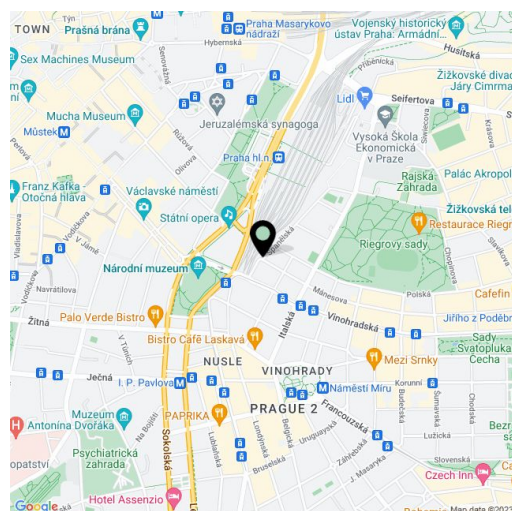
The unit is divided into a living room with a kitchen, a bedroom, and a bathroom (with a bathtub and toilet). The living room has access to the **spacious backyard** that owners have exclusive use of.

Facilities include new windows, including French windows with wooden frames, and tiles on the floor. Heating is provided by a gas boiler. The unit was established in 2014 when the building, including its common areas, was **completely reconstructed**.

The location has **quick connections by metro and tram** to the city center and the Main Railway Station, with bus links to the airport, can easily be reached on foot. Complete civic amenities, many restaurants and shops, theaters, clubs, but also a health center and all other services are in the immediate vicinity. **Riegrovy Sady Park** with a beautiful view of the city skyline is close-by.

Interior 50.4 m², backyard 25.2 m².

The unit is approved as a non-residential unit with use for short-term accommodation.



\* 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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