



# Apartment 3 Bed

Praha 2 - Vinohrady, Mánesova

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Sold	ID 863	2B	2/6	110 m <sup>2</sup>	3 m <sup>2</sup>	No



Upscale apartment on the first floor of a charming Art Nouveau residence with an elevator after a complete careful reconstruction, surrounded by the unique atmosphere of Prague's Vinohrady. It offers exceptional living in a quiet street leading to Jiřího z Poděbrad Square.

The interior of the apartment consists of an airy living room with kitchenette and dining area, master bedroom with en-suite bathroom, two smaller rooms, one of which has a balcony facing the courtyard, two chambers, hall, shared bathroom and separate toilet. All offered apartments excel in a high standard, which includes functional design of interior installations, wooden floors, elegant bathroom tiles with imitation marble or dark stone and quality sanitary ware. The price also includes a cellar space. In case of interest, it is possible to supply a kitchen unit and built-in cabinets at an additional cost.

The location of the wider center of the capital on the border of Vinohrady and Žižkov brings with it excellent accessibility and civic amenities. Just a few steps from the house there is a metro station line A - Jiriho z Podebrad square and several tram stops. In the surroundings you will find schools, doctor's offices, offices and countless shops, bars, restaurants and cafes.

For leisure, there are also a number of cinemas and theaters nearby offering cultural opportunities, two regular farmers' markets and a number of monuments and parks, especially the popular Rieger Gardens with a unique view of Prague Castle and Petrin Hill.

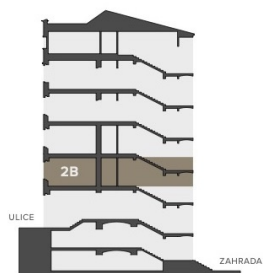
Planned completion of Q4 2021. For complete information about the project and vacant housing units for rent, do not hesitate to contact us.

Mánesova 86  
120 00 Praha 2 - Vinohrady

# BYTOVÝ PROSTOR

## 2B 4+KK

2.NP 124,0 M<sup>2</sup>



### Řez domem

Pozice bytu v rámci domu



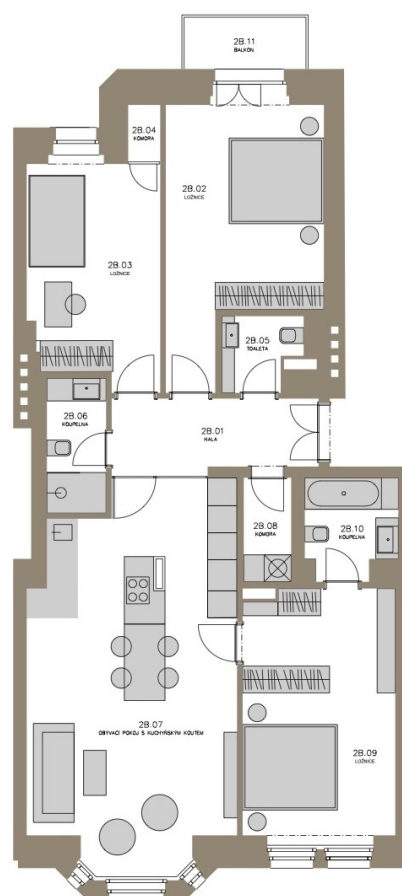
### Půdorys podlaží

Umístění bytu na patře

2B.01	HALA	7,4 m <sup>2</sup>
2B.02	LOŽNICE	18,7 m <sup>2</sup>
2B.03	LOŽNICE	14,1 m <sup>2</sup>
2B.04	KOMORA	0,9 m <sup>2</sup>
2B.05	TOAleta	2,7 m <sup>2</sup>
2B.06	KOUPELNA	3,9 m <sup>2</sup>
2B.07	OBÝVACÍ POKOJ S KUCHYŇSKÝM KOUTEM	36,6 m <sup>2</sup>
2B.08	KOMORA	2,4 m <sup>2</sup>
2B.09	LOŽNICE	18,8 m <sup>2</sup>
2B.10	KOUPELNA	4,3 m <sup>2</sup>
2B.11	BALKON	3,1 m <sup>2</sup>
S1.2B	SKLEP	2,8 m <sup>2</sup>

UŽITNÁ PLOCHA CELKEM  
(včetně balkonu a sklepu) 115,7 m<sup>2</sup>

CELKOVÁ PLOCHA 124,0 m<sup>2</sup>  
(včetně balkonu, konstrukcí a sklepu)



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