



## Apartment Two bedroom

87 m<sup>2</sup> Praha 2, Mánesova

3 100 € per month



Layout  
**Two bedroom**

Area  
**87 m<sup>2</sup>**

Are you looking for classy and impressive living in the heart of Prague? We offer you the opportunity to be the first user of this unique apartment in a sensitively reconstructed building in the heart of Vinohrady with an elevator and a cellar.

The apartment has recently undergone renovation and is offered fully furnished. With an area of 87 m<sup>2</sup>, it offers an impressive design and comfortable layout. Included is a fireplace, security alarm, air conditioning and smart home management using Loxone system, which allows to set up the sound system, heating, lighting, air conditioning and more. For sauna lovers, there is a small sauna available.

The main room can be entered from the entrance hall and it offers a fitted kitchenette, dining area and cosy living area with sofa set. A specially adapted winter garden is connected to the living room and can be used for relaxation or entertainment purposes. An indoor gas fireplace, comfortable seating set, projection screen and marble bar counter create a comfortable feeling and give this unusual space a distinctive design element.

The quiet bedroom is equipped with a double bed, bedside tables and practical

<b>Price</b>	3 100 €
<b>Floor area</b>	87 m <sup>2</sup>
<b>Cellar</b>	2 m <sup>2</sup>
<b>Elevator</b>	Ano
<b>Building energy rating</b>	B

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cabinets. A storage room located in the bedroom serves as additional storage space. The spacious bathroom impresses with its unusual design and is equipped with both a shower and a bathtub. A washing machine with a dryer is also available in another storage room.

Vinohrady has traditionally been one of the most popular locations and together with the traditional Vinohrady genius loci, it also offers all important services – from shops to kindergartens, schools, medical services, banks to restaurants, bistros and cozy cafes. A selection of sports facilities and parks in the area ensures ample opportunities for leisure activities and relaxation. All public transport and the bustling Jiřího z Poděbrad square can be found in the vicinity.

Comfort, emphasis on first-class design and exceptional quality in the sought after location of Vinohrady - we look forward to seeing you at the viewing. The apartment is available from 10.03. 2025.

## VÁŠ MAKLÉR



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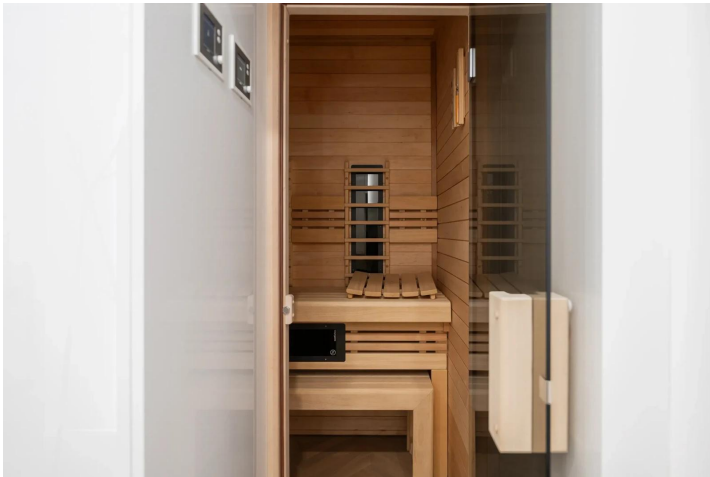
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