



## Apartment Two bedroom

110 m<sup>2</sup> Praha 2, Mánesova

Price upon request



Layout  
**Two bedroom**

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

Very peaceful furnished maisonette + two bathrooms + extra WC for guests + fireplace + air conditioning + cellar + close to metro

Become the first tenants of a superior and exceptional apartment in a new residence in Mánesova street. A housing project set in the environment of Vinohrady between Riegrový sady and Grébovka. The location offers not only long moments for absolute relaxation, but also very fast connection to any part of Prague, including the main railway station or the airport.

The modern furnished apartment on the 7th and 8th floor of the apartment building from 2021 is made in high standard with emphasis on the materials used, functionality and the demands of modern times.

We are introduced to the apartment by a hallway which is a signpost to other parts of the property: living room with kitchen, master bedroom with en-suite bathroom, separate guest toilet. Up the stairs we reach the upper floor of the duplex, where there is a second bedroom with en-suite bathroom.

The central room here is a spacious and tastefully furnished living room with

<b>Floor area</b>	110 m <sup>2</sup>
<b>Cellar</b>	1.6 m <sup>2</sup>
<b>Floor</b>	7
<b>Elevator</b>	Ano
<b>Building energy rating</b>	B

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dining room and fully equipped kitchen, plus a large skylight solution with amazing views of the wide surroundings of Vinohrady. The cosy bedrooms feature comfortable double beds, bedside tables, custom-made wardrobes, etc.

The floors in the rooms of the duplex are wooden, and in both bathrooms there are light tiles. There is air conditioning in all rooms, window shading is provided by roller blinds. The pleasant atmosphere in the living room is provided by a tastefully designed fireplace, which needs no maintenance.

Summary of the spatial layout, equipment and furnishings of the apartment:

Living room with dining room and kitchen: couch ☒ wooden shelf set ☒ TV ☒ TV furniture ☒ dining set for four persons ☒ kitchen with built-in appliances: fridge, freezer, oven, mw oven, dishwasher

Master bedroom with double bed, bedside tables, bespoke wardrobes and ensuite bathroom with shower, toilet and double sink

Second bedroom with double bed, bedside tables, bespoke wardrobes and ensuite bathroom with bath, toilet and basin

Hallway with fitted wardrobes, shoe cupboard and washing machine with tumble dryer ☒ Guest toilet

Cellar of 1.6 m<sup>2</sup> in the house.

To move in immediately, no pets, non-smokers. The rental price includes a separately lockable cellar. Monthly fees are 6.124,- CZK + electricity in the apartment. For more information, please do not hesitate to contact us. Viewings are also possible on public holidays. We highly recommend a viewing.

## VÁŠ MAKLÉR



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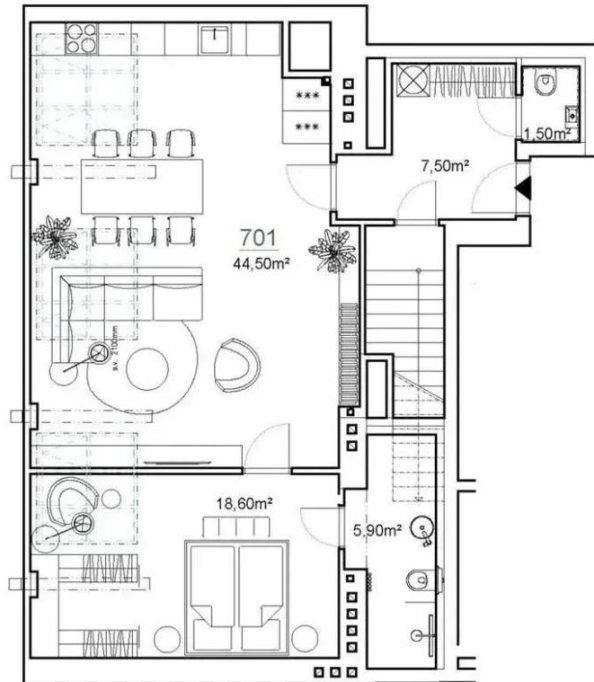
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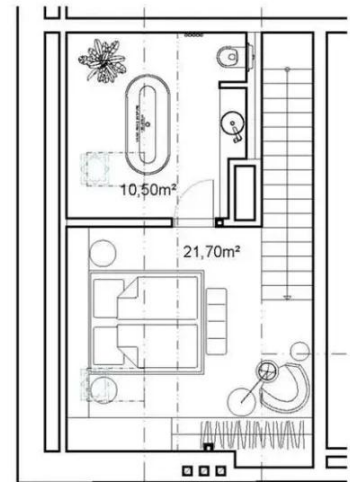
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7.np



8.np



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