



# Prague, beautiful apartment 2kk (53,3 sqm ) for sale, balcony, cellar, str. Mánesova - Vinohrady

Mánesova 86, Praha, Hlavní město Praha

**11 980 000 CZK**

We would like to present you extraordinary living in the heart of Royal Vinohrady, Residence Mánesova, just a few steps from Náměstí Jiřího z Poděbrad. Apartments are part of a luxurious Art Nouveau building from the 19th century, which has undergone a very expensive reconstruction, where emphasis was placed on preserving the original architectural elements. The house has 23 new apartments, which will be completed in high standard, offering an unique opportunity for self-realization, where each place can be according to your dream ideas. Possibility to choice of three colors (wooden floors, lighting, tiles, quality sanitary and more). In addition to the price list price is possible to discuss a high-quality kitchen unit and a built-in wardrobe which can be installed upon agreement. There are different layout of apartments in size from 2kk to 4kk, as well four studios, where is possible to change the layout after consultation. The combination of modernity in a historic Art Nouveau building always offers an exceptional living atmosphere and is therefore in great demand. 2kk apartment with an area of 53,3 sqm located on the third above floor: the interior consists of a living room with kitchenette, dining area ( 21,5, sqm) and the acces to the balcony, bedroom with the storage room (13,6 sqm), bathroom with shower and toilet and entrance hall ( 6,1 sqm). Available cellar - the total area including the balcony, structures and cellar is 56,5 square meters. Pleasant living in a modern apartment for the most demanding. Exclusive location in Vinohrady, where there is a lot of cultural and social activities with complete civic amenities, in the vicinity of many nice restaurants, cafes and wine bars, which directly encourage you to spend pleasant moments. Your shopping needs can be realized in the nearby Flora Shopping Center, where you can also go to the cinema and an important aspect of this exclusive location is plenty of greenery in the area, either directly on Náměstí Jiřího z Poděbrad or in the nearby park Riegrovy Sady, where you can indulge. picnic sitting and feel like in nature, even if it is the center of Prague. Planned completion date of the project Q4 2021

## PRICE

Price flat 11 980 000 CZK

## LOCATION

District	Prague
Prague district	Prague 2
Part of city	Vinohrady

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<https://homesweethome.cz/en/real-estate/73472/>

Street	Mánesova
House number	1649 / 86

## INFORMATION ABOUT THE PROPERTY

Contract type	Sale
Order number	73472
Date	10.10.2023
Object kind	Brick
Object placing	Village centre
Equipped	No
Utility area m <sup>2</sup>	53
Total floor area m <sup>2</sup>	56
Building	Other
Number of building floors	6
Number of floor in building	3

## NOTE FLAT

Type	Flats
Flat kind	2+kitchenette
Ownership	Personal
Condition flat	After reconstruction
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	148/2007 Sb.