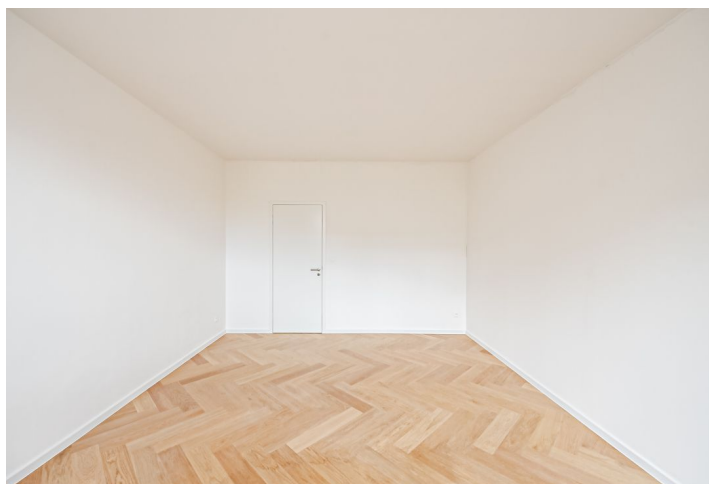




## Apartment Three-bedroom (4+kk)

**Sold**

127 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská





## Apartment Three-bedroom (4+kk)

**Sold**

127 m², Prague 2, Vinohrady, Londýnská

Total area	130 m²
Floor area*	127 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	42824

This newly reconstructed, high-standard apartment with a practical 3-bedroom layout and a balcony facing the courtyard is part of a recently completed residence created through the reconstruction of a Functionalist building in an attractive location on the border of New Town and Vinohrady, within easy reach of a full range of services and carefully maintained parks.

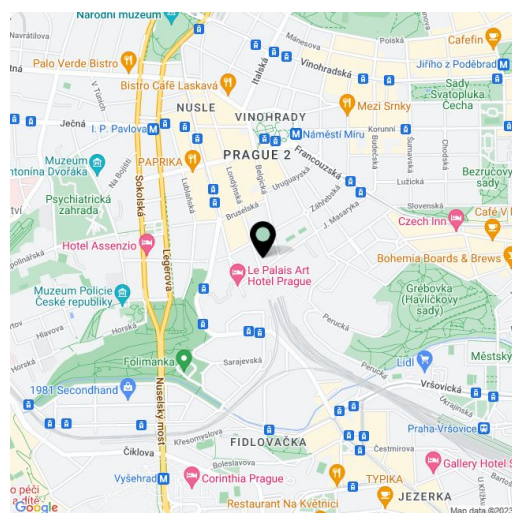
The layout of this 3rd floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, an entrance hall, and a **balcony** accessible from 1 bedroom.

**High-standard facilities** include **lacquered double-layer hardwood floors** in a **tree pattern** with a white skirting board, large-format tiles and **Graniti Fiandre** tiles in natural stone decor, Hansgrohe sanitary ware, Vitra bathroom fittings, security entrance doors, **interior doors with concealed hinges**, plastic or **wooden thermal insulated Euro-windows** with double-glazed panes, and a videophone. Heating and hot water are provided by a central boiler. The building has tasteful common areas with original steel windows and a **glass elevator**. It is possible to purchase a **cellar storage unit**.

The area is distinguished by a large number of quality restaurants, cafes, and rich cultural activities. Several schools, including a **Lauder kindergarten**, **elementary school**, and **prestigious high school** are within easy reach. You can comfortably walk to Náměstí Míru Square with the Church of St. Ludmila and the **Grébovka**, **Riegrovy**, or **Čelakovského Sady** parks. The I.P. Pavlova metro and tram station is practically right by the building.

Floor area 127 m², balcony 2,7 m².

Photos are of already completed units in the project.



\* 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.



## Apartment Three-bedroom (4+kk)

127 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská

Sold

DISPOZICE / DISPOSITION

4+kk

PODLAŽÍ / FLOOR

4. NP

VÝMĚRA BYTU / FLAT AREA

127,00 m<sup>2</sup>



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### Byt č. 2578/407

7.1	ložnice	21,47 m <sup>2</sup>
7.2	obývací pokoj	41,15 m <sup>2</sup>
7.3	koupelna	8,65 m <sup>2</sup>
7.4	pokoj	15,19 m <sup>2</sup>
7.5	pokoj	14,22 m <sup>2</sup>
7.6	koupelna	5,47 m <sup>2</sup>
7.7	chodba	17,72 m <sup>2</sup>
	balkon	2,70 m <sup>2</sup>
	Plocha bytu	127,00 m <sup>2</sup>

