

## Apartment Two-bedroom (3+kk)

Sold

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



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|                  |                   |
|------------------|-------------------|
| Total area       | 84 m <sup>2</sup> |
| Floor area*      | 81 m <sup>2</sup> |
| Balcony          | 3 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | C                 |
| Reference number | 42827             |

This newly reconstructed, high-standard apartment with a practical 2-bedroom layout and a balcony is part of a recently completed residence created through the complete 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.

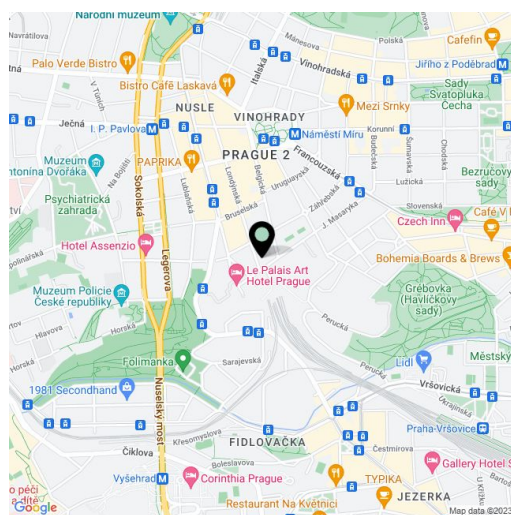
The layout of this 5th floor apartment offers a living room connected to a kitchen and dining room with access to a large balcony, 2 bedrooms, a bathroom and an entrance hall.

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 81 m<sup>2</sup>, balcony 2.7 m<sup>2</sup>.

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.

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DISPOZICE / DISPOSITION

3+kk

PODLAŽÍ / FLOOR

6. NP

VÝMĚRA BYTU / FLAT AREA

81,00 m<sup>2</sup>

UPOZORNĚNÍ: Schéma plochy a představa dispozice bytu. Zobrazené vybavení nábytkem, vestavěnou skříň, kuchyňská linka včetně spotřebičů a pračky nejsou součástí dodávky bytu. Foto vybavení je zobrazeno pouze pro názornost. Prodejní plocha bytu je vypočítána dle nařízení vlády č. 366/2013 Sb. Všechné informace jakkoliv publikované v tomto dokumentu jsou nezávislé marketingové obecné povahy, které nelze vykládat jako nabídku na uzavření smlouvy ani se jich nelze domáhat.

## Byt č. 2578/413

|      |               |                      |
|------|---------------|----------------------|
| 13.1 | chodba        | 17,06 m <sup>2</sup> |
| 13.2 | pokoje        | 14,83 m <sup>2</sup> |
| 13.3 | koupelna      | 8,53 m <sup>2</sup>  |
| 13.4 | ložnice       | 18,83 m <sup>2</sup> |
| 13.5 | obývací pokoj | 18,38 m <sup>2</sup> |
|      | balkon        | 2,70 m <sup>2</sup>  |
|      | Plocha bytu   | 81,00 m <sup>2</sup> |



VÝMĚRA BYTU / FLAT AREA

PODLAŽÍ / FLOOR

