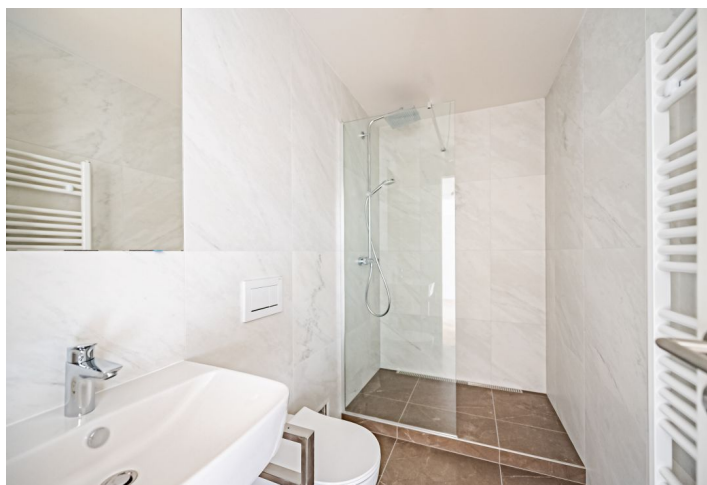
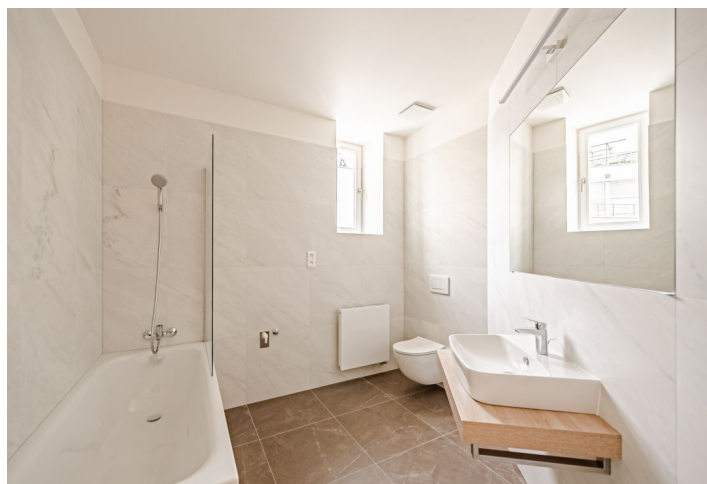
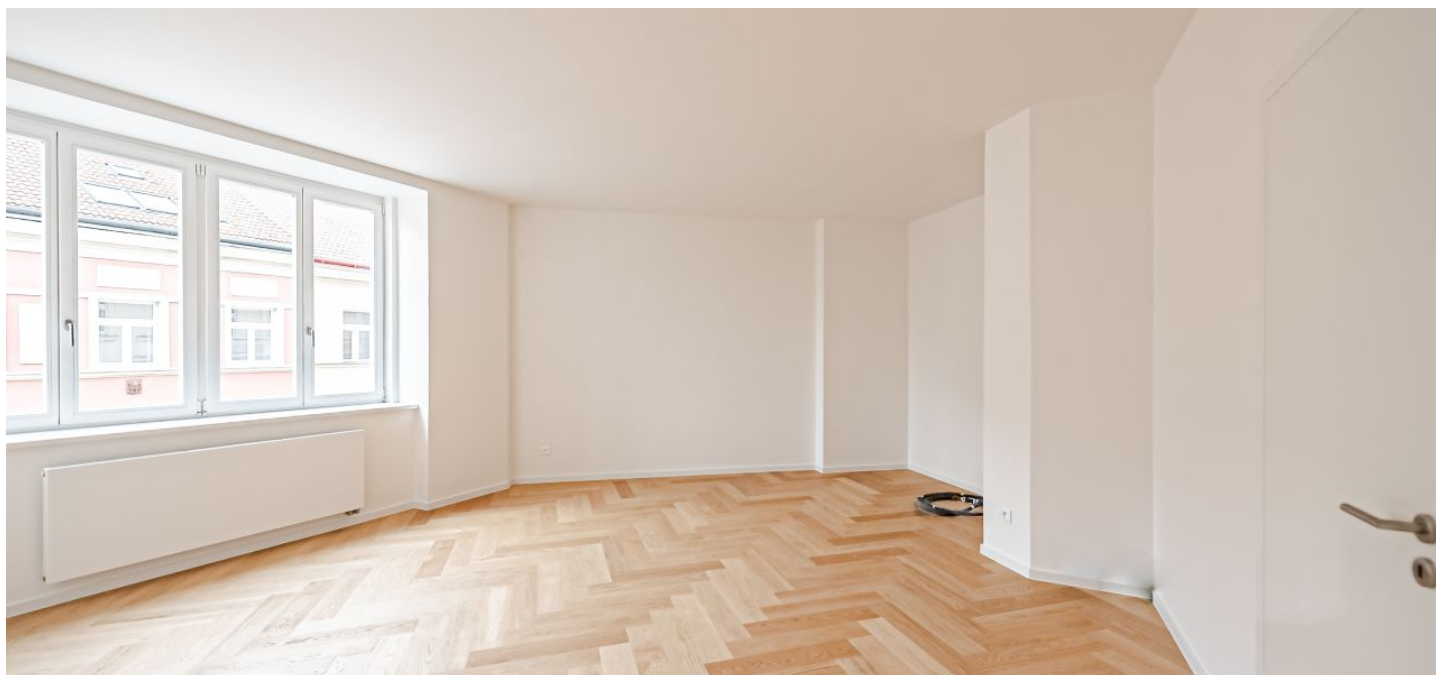




## Apartment Three-bedroom (4+kk)

**Sold**

89 m², Prague 2, Vinohrady, Londýnská





## Apartment Three-bedroom (4+kk)

**Sold**

89 m², Prague 2, Vinohrady, Londýnská

|                  |       |
|------------------|-------|
| Total area       | 92 m² |
| Floor area*      | 89 m² |
| Balcony          | 3 m²  |
| Parking          | -     |
| Cellar           | Yes   |
| PENB             | C     |
| Reference number | 42810 |

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 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.

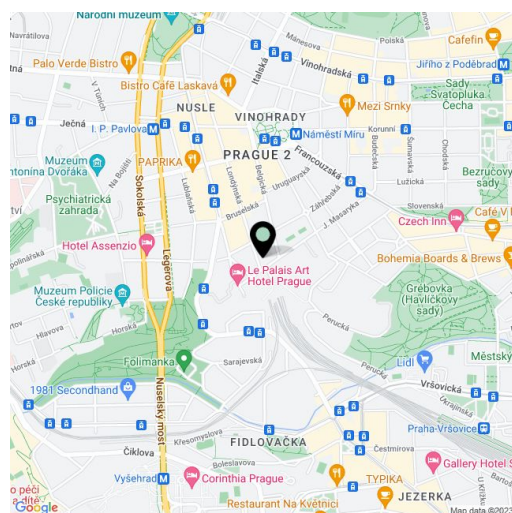
The layout of this 4th floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, an entrance hall, a hallway, and a **balcony** accessible from 1 bedroom.

**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 88.7 m², balcony 3.4 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)

Sold

89 m², Prague 2, Vinohrady, Londýnská

DISPOZICE / DISPOSITION

4+kk

PODLAŽÍ / FLOOR

5. NP

VÝMĚRA BYTU / FLAT AREA

88,70 m²



UPOMÍNKA: Schéma podlaží představuje dispozici bytu. Zobrazení vybavení nábytkem, vestavěné skříně, kuchyňská linka včetně spotřebičů a pračky nejsou součástí dodávky bytu. Toto vyznění je zobrazeno pouze pro názornost. Prodejní plocha bytu je vypočtena dle náčrtu výšy č. 356/2013 Sb. Všechné informace poskytnuté publikované v tomto dokumentu jsou nezávazné matematické údaje, které nezávisle jako nabídku na uzavření smlouvy ani se jich nezávazně dovolávají.

### Byt č. 2578/609

|             |               |          |
|-------------|---------------|----------|
| 9.1         | chodba        | 9,10 m²  |
| 9.2         | obývací pokoj | 27,77 m² |
| 9.3         | chodba        | 2,20 m²  |
| 9.4         | ložnice       | 15,24 m² |
| 9.5         | koupelna      | 4,07 m²  |
| 9.6         | pokoř         | 9,21 m²  |
| 9.7         | pokoř         | 11,92 m² |
| 9.8         | koupelna      | 6,69 m²  |
| balkon      |               | 3,40 m²  |
| Plocha bytu |               | 88,70 m² |



PODLAŽÍ / FLOOR

VÝMĚRA BYTU / FLAT AREA

