



Apartment Four-bedroom (5+kk)

Sold

178 m², Prague 2, Vinohrady, Londýnská

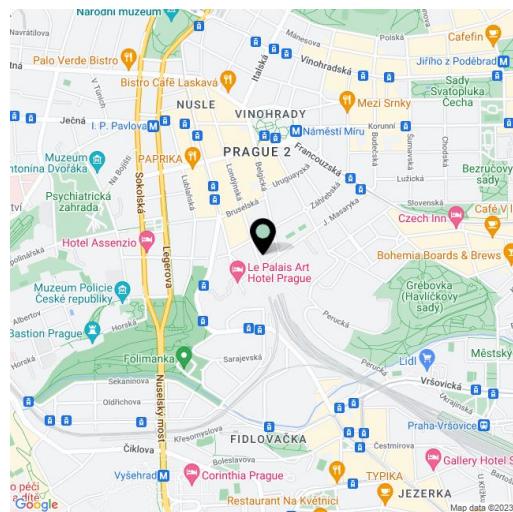




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Total area	194 m ²
Floor area*	178 m ²
Balcony	16 m ²
Parking	-
Cellar	Yes
PENB	C
Reference number	42814



* 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.

Newly reconstructed, high-standard apartment with a practical 4-bedroom layout and two balconies 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, 4 bedrooms, 2 bathrooms, a separate toilet, an entrance hall, a hallway, and a balcony accessible from a 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**, **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 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 178 m², balconies 11.5 + 4.7 m².

Photos are of already completed units in the project.

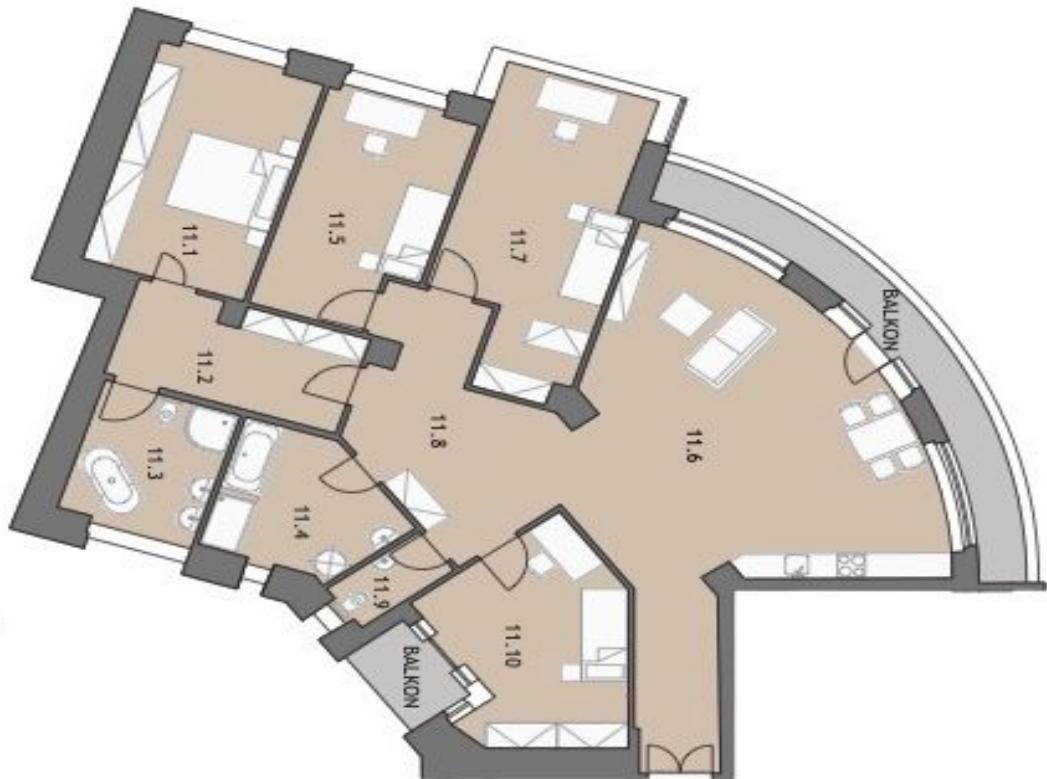


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Upozornění: Schéma podoby je představující dispozici bytu. Zobrazuje výměry nábytkem, vestavěným skříněm, kuchyňskou linkou včetně spotřebičů a pracího nábytku souběžně dodávky. Toto vykreslení je zobrazeno pouze pro informaci. Pravé plocha bytu je vypočtena dle nařízení vlády č. 366/2013 Sb. Všechny informace jednotlivě uvedené v tomto dokumentu jsou nezavazující marketingové údaje vlastníků, kteří mohou výkresem jen informovat na užávání směny ari se jich sice dovolat.



5+kk

6. NP

178,00 m²

DISTRICTE / DISPOSITION

PODLAŽÍ / FLOOR

VÝMĚHA BYTU / FLAT AREA

Byt č. 2578/411

11.1	ložnice	17,82 m ²
11.2	chodba	10,62 m ²
11.3	koupelna	8,90 m ²
11.4	koupelna	9,80 m ²
11.5	pokoj	15,38 m ²
11.6	obývací pokoj	57,19 m ²
11.7	pokoj	21,26 m ²
11.8	chodba	11,84 m ²
11.9	WC	2,55 m ²
11.10	ložnice	16,11 m ²
balcon	balcon	4,70 m ²
balcon	balcon	11,50 m ²
Plocha bytu		178,00 m ²



PODLAŽÍ / FLOOR

VÝMĚHA BYTU / FLAT AREA