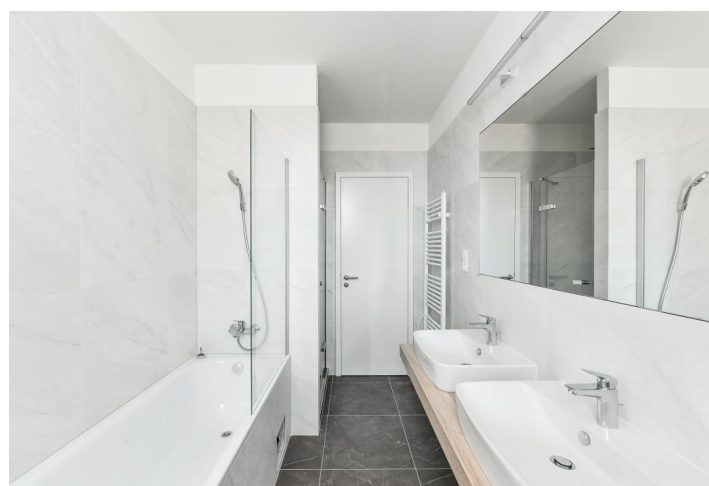
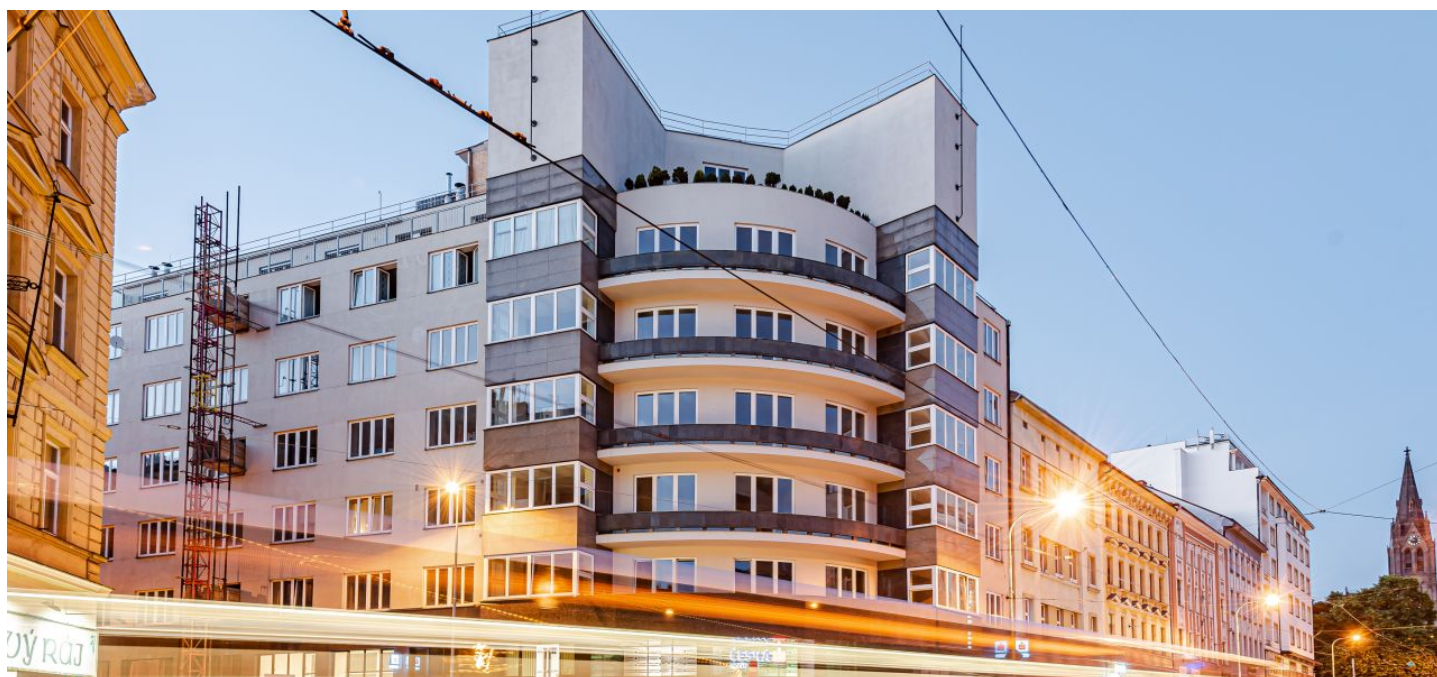




## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**100 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská

Total area	103 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	42815

This newly reconstructed, high-standard apartment with a practical 2-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 the elegant Vinohrady district, within easy reach of a full range of services and carefully maintained parks.

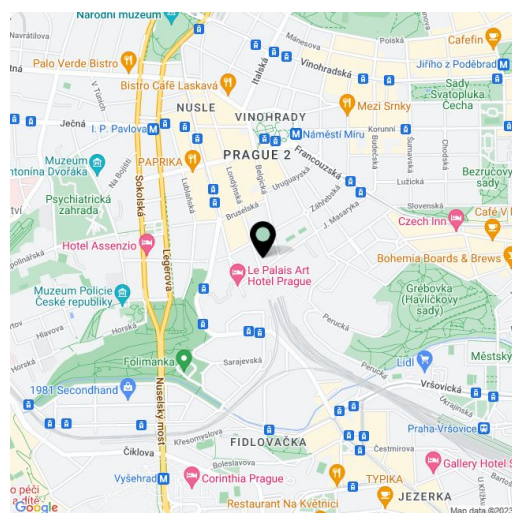
The layout of the apartment on the 1st floor offers a living room connected to a kitchen and dining room, 2 bedrooms, 2 bathrooms, an entrance hall, and a **balcony** accessible from 1 bedroom.

**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 100.1 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.





## Apartment Two-bedroom (3+kk)

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

Sold

DISPOZICE / DISPOSITION

3+kk

PODLAŽ / FLOOR

2. NP

VÝMĚRA BYTU / FLAT AREA

100,10 m<sup>2</sup>



UPOZORNĚNÍ: Schéma půdorysu představuje dispozici této bytu. Zobrazení vybavení nábytkem, vestavěné skříně, kuchyňská linka včetně spotřebičů a praktický nástroj jsou pouze orientační. Toto vybavení je zobrazeno pouze pro názornost. Prodejní podoba bytu je vypočtena dle náčrtné výkresy č. 366/2013 SO. Všechny informace poskytnuté prodávajícím v tomto dokumentu jsou nezávislé na měřičovi a nezávislé na uzavření smlouvy ani se jich nelze dovolávat.

### Byt č. 2578/601

1.1	chodba	14,50 m <sup>2</sup>
1.2	obývací pokoj	40,36 m <sup>2</sup>
1.3	ložnice	13,88 m <sup>2</sup>
1.4	pokoř	15,09 m <sup>2</sup>
1.5	koupelna	4,18 m <sup>2</sup>
1.6	koupelna	8,39 m <sup>2</sup>
	balkon	2,70 m <sup>2</sup>
	Plocha bytu	100,10 m <sup>2</sup>



VÝMĚRA BYTU / FLAT AREA

PODLAŽ / FLOOR

