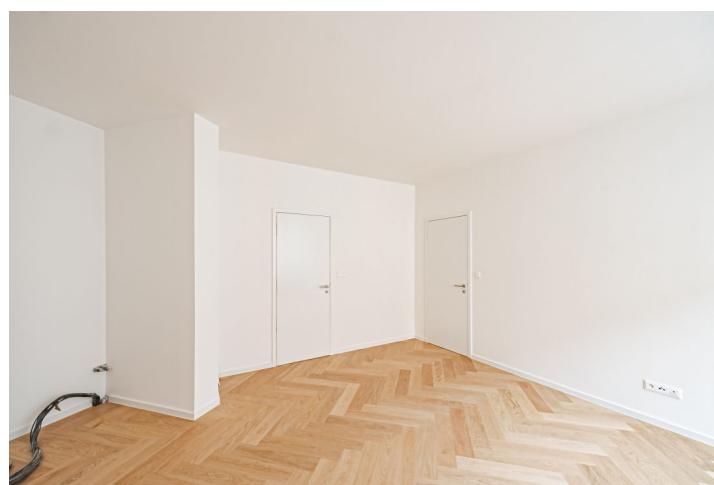
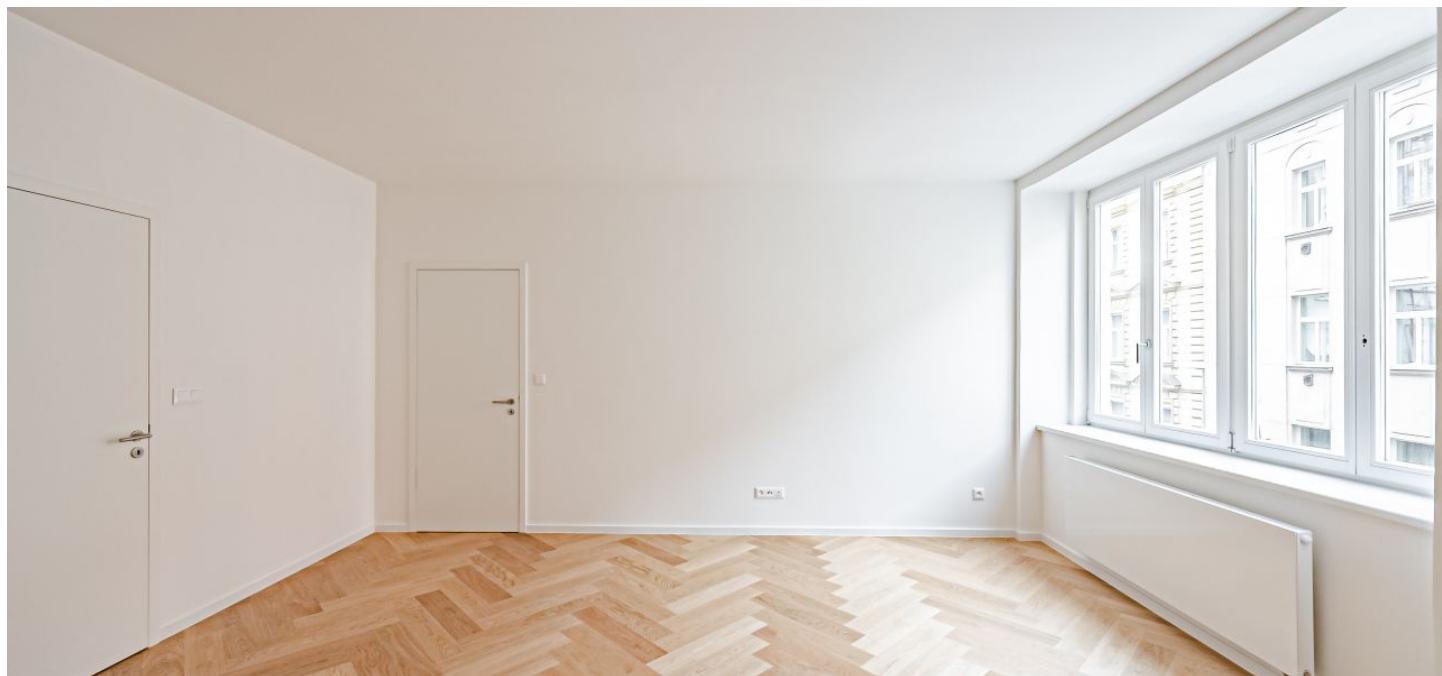




## Apartment Three-bedroom (4+kk)

Sold

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



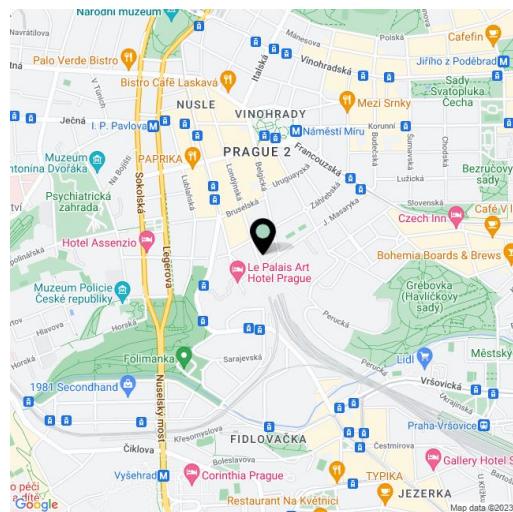


## Apartment Three-bedroom (4+kk)

Sold

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

Total area	93 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	42819



\* 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.

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 2nd floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, a hallway, 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, 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 89.3 m<sup>2</sup>, balcony 3.4 m<sup>2</sup>.

Photos with furniture are of already completed units in the project.



## Apartment Three-bedroom (4+kk)

Sold

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

**Upozornění:** Schematický plán bytu představuje dispozici bytu. Zobrazuje výbavu, dřevěnou podlahu, vstavěné skříně, kuchyňská linka včetně spotřebičů a prášky na jídelní pokládku. Toto vykreslení je zobrazeno pouze pro informaci. Prodejní plocha bytu je vypočtena dle nařízení č. 355/2013 Sb. Všechny informace, jakékoli použití nebo změny v tomto dokumentu, jsou nezavazující marketingové ohlášky prodejce, které mohou výkladat jako náročnou na užívání a mohou ani se jím nerozumovat.

DISPOZICE / DISPOSITION

PODLAŽÍ / FLOOR

VÝMĚRA BYTU / FLAT AREA

4+kk

3. NP

89,30 m<sup>2</sup>

Byt č. 2578/605

5.1	chodba	9,06 m <sup>2</sup>
5.2	obývací pokoj	26,11 m <sup>2</sup>
5.3	chodba	2,14 m <sup>2</sup>
5.4	koupelna	4,28 m <sup>2</sup>
5.5	ložnice	16,68 m <sup>2</sup>
5.6	pokoj	9,31 m <sup>2</sup>
5.7	pokoj	12,46 m <sup>2</sup>
5.8	koupelna	6,61 m <sup>2</sup>
balkon		3,40 m <sup>2</sup>
Plocha bytu		89,30 m <sup>2</sup>



PODLAŽÍ / FLOOR



VÝMĚRA BYTU / FLAT AREA