



Apartment Four-bedroom (5+kk)

Sold

177 m², Prague 2, Vinohrady, Londýnská





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Total area	194 m²
Floor area*	177 m²
Balcony	17 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	42825

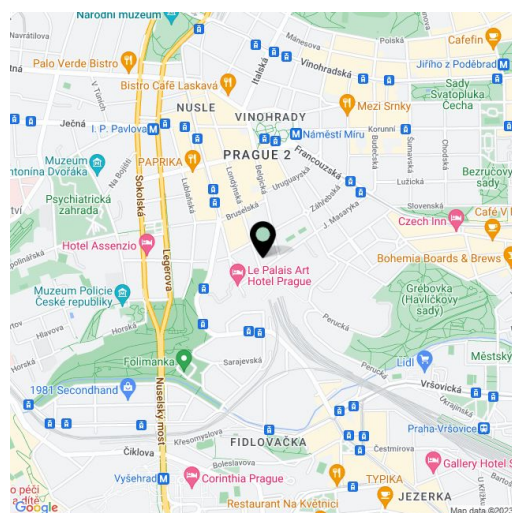
This newly reconstructed, high-standard apartment with a practical 4-bedroom layout and two balconies is part of a recently completed residence created through the complete reconstruction of a Functionalist building in an attractive location on the border of New Town and Vinohrady, within easy reach of a full range of services and carefully maintained parks.

The layout of this 4th 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, a walk-in wardrobe, 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**, **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 178.1 m², balconies 11.5 + 4.7 m².



* 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

5+kk

PODLAŽÍ / FLOOR

5. NP

VÝMĚRA BYTU / FLAT AREA

178,10 m²



UPROZORNĚNÍ: Schéma půdorysu představuje dispozici řešené bytu. Zobrazené vybavení nábytkem, vestavbné skříně, kuchyňská linka včetně spotřebičů a pračky nejsou součástí dodávky bytu. Tímto vyhlášením je zobrazeno pouze pro názornost. Podélná plocha bytu je vypočítána dle nařízení vlády č. 356/2013 Sb. Všechné informace jakkoliv publikované v tomto dokumentu jsou nezávisle marketingové obecné povahy, které nelze vykládat jako nabídku na uzavření smlouvy ani se jich nelze domáhat.

Byt č. 2578/408

8.1	obývací pokoj	70,36 m ²
8.2	chodba	10,46 m ²
8.3	ložnice	18,06 m ²
8.4	koupelna	9,33 m ²
8.5	koupelna	9,91 m ²
8.6	pokoj	15,35 m ²
8.7	pokoj	21,49 m ²
8.8	pokoj	15,46 m ²
8.9	WC	2,42 m ²
balcon		4,70 m ²
balcon		11,50 m ²
Plocha bytu		178,10 m ²



PODLAŽÍ / FLOOR

