



## Apartment Four-bedroom (5+kk)

€ 1 043 900 | CZK 25 800 000

179 m², Prague 2, Vinohrady, Londýnská





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Total area	219 m²
Floor area*	179 m²
Balcony	40 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	42811

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 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 1st 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.

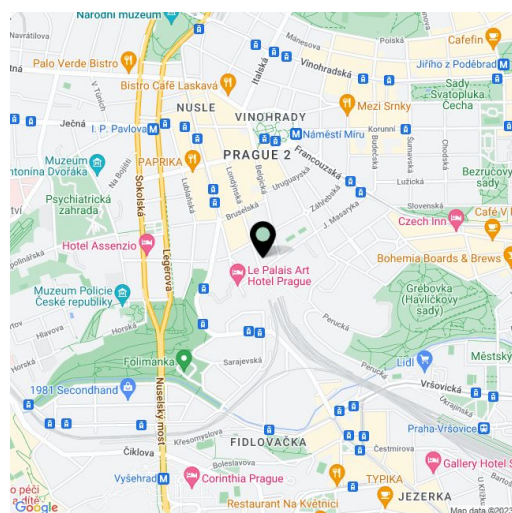
High-standard facilities include lacquered double-layer hardwood floors in a tree pattern with a white skirting board, large-format tiles and **Graniti Fiandre** tiles in natural stone decor, Hansgrohe sanitary ware, Vitra bathroom fittings, security entrance doors, **interior doors with concealed hinges, 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 179.3 m², balconies 35.1 + 4.7 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.





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UPOMÍNKA: Schéma půdorysu představuje dispoziční řešení bytu. Zobrazení vyznačení nábytkem, vestavěné skříně, kuchyňská linka včetně spotřebičů a prachový nájezd součástí dobový bytu. Tato výkres je zobrazeno pouze pro informaci. Přesná plocha bytu je vypočtena dle měřené výšky c. 386/2013 Sb. Veškeré informace jakkoliv publikované v tomto dokumentu jsou nezávisle marketingové účelové povahy, které nelze vykládat jako náhled na uzavření smlouvy ani se jich nelze odvolávat.



5+kk

2. NP

179,3 m²

DISPOZIČNÍ / DISPOSITION

PLOUČNÍ / FLOOR

VÝMĚRA BYTU / FLAT AREA

Byt č. 2578/401

1.1	hala	28,70 m²
1.2	obývací pokoj	37,40 m²
1.3	poko	21,40 m²
1.4	poko	14,90 m²
1.5	ložnice	17,50 m²
1.6	koupelna	9,30 m²
1.7	poko	15,70 m²
1.8	šatna	10,10 m²
1.9	WC	2,00 m²
1.10	koupelna	9,00 m²
balcon		35,10 m²
balcon		4,70 m²
Plocha bytu		179,30 m²

VÝMĚRA BYTU / FLAT AREA



PLOUČNÍ / FLOOR

