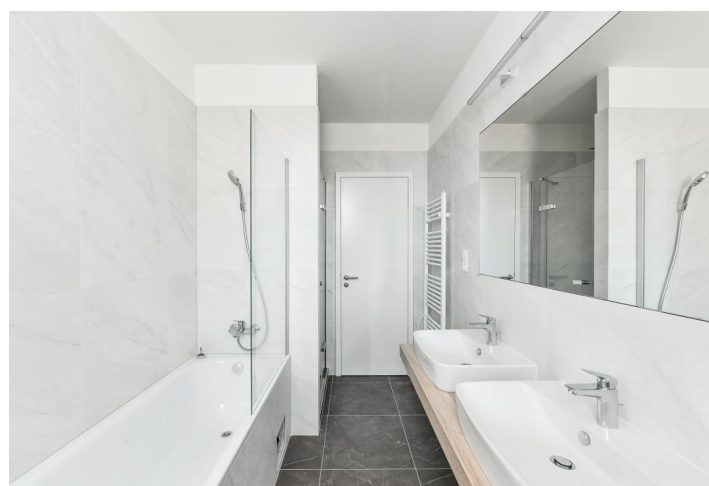
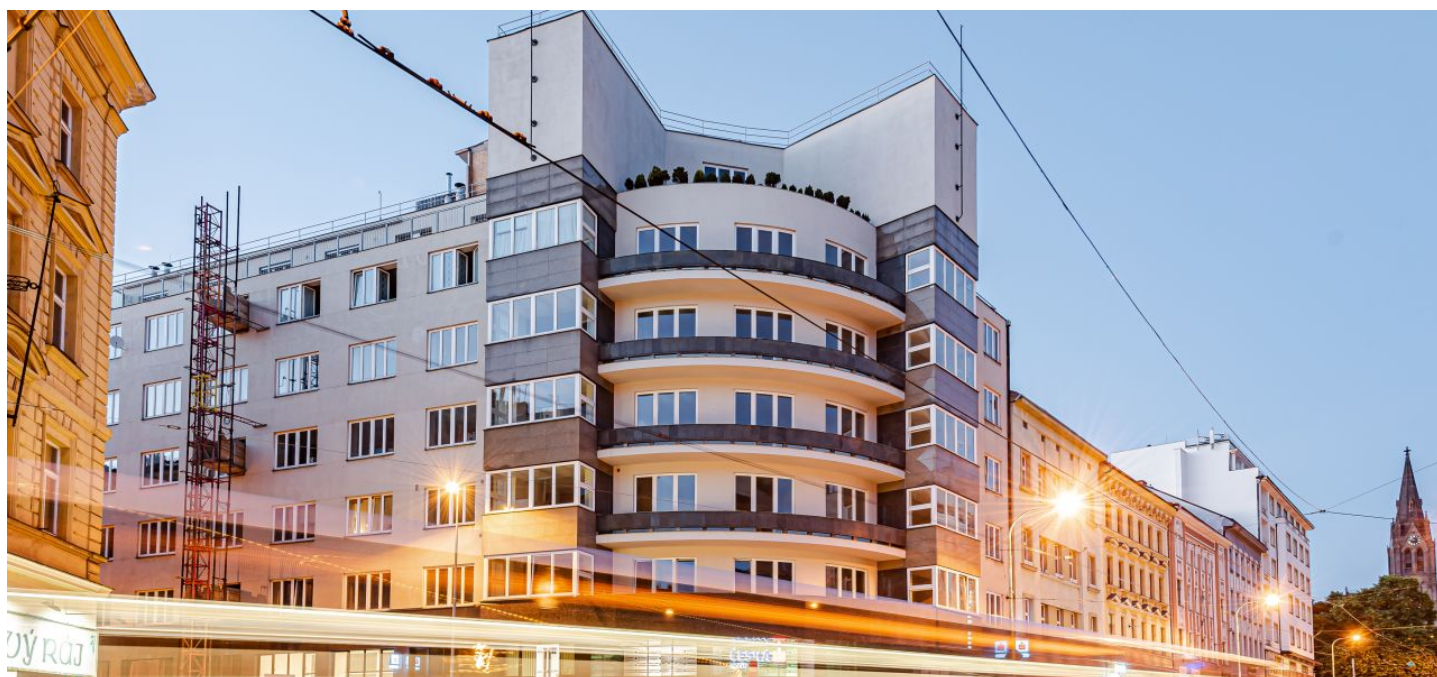




Apartment Two-bedroom (3+kk)

Sold

100 m², Prague 2, Vinohrady, Londýnská





Apartment Two-bedroom (3+kk)

Sold100 m², Prague 2, Vinohrady, Londýnská

| | |
|------------------|--------------------|
| Total area | 103 m ² |
| Floor area* | 100 m ² |
| Balcony | 3 m ² |
| 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.

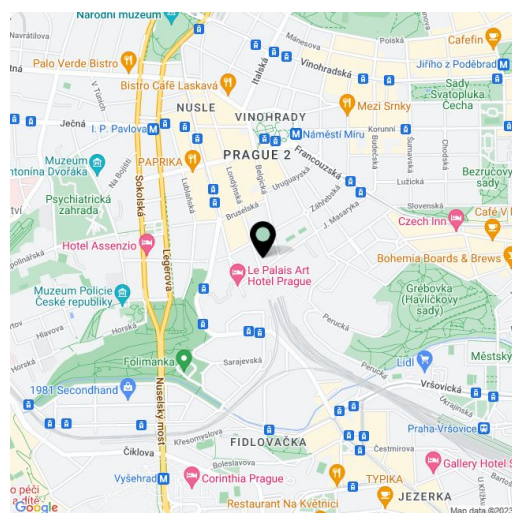
The layout of the apartment on the 1st floor offers a living room connected to a kitchen and dining room, 2 bedrooms, 2 bathrooms, an entrance hall, and a **balcony** accessible from 1 bedroom.

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 m², balcony 2.7 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.



Apartment Two-bedroom (3+kk)

100 m², Prague 2, Vinohrady, Londýnská

Sold

UPOMÍNKA: Svéma plánovými predstavami dispozícií tohto bytu, zobrazení vybavení nábytkem, vestavěné skříně, kuchyňská linka včetně spotřebičů a prčky nejsou součástí dodávky bytu. Toto vybavení je zobrazeno pouze pro názornost. Prodejní podoba bytu je vypočtena dle nariadení vlády č. 356/2013 Sp. Všechné informace jsou publikovány v tomto dokumentu jsou nezávazně marketingové obecní povahy, které nelze vykládat jako nabídku na uzavření smlouvy ani se jich nelze domáhat.



Byt č. 2578/601

| | | |
|-------------|---------------|-----------|
| 1.1 | chodba | 14,50 m² |
| 1.2 | obývací pokoj | 40,36 m² |
| 1.3 | ložnice | 13,88 m² |
| 1.4 | pokoř | 15,09 m² |
| 1.5 | koupelna | 4,18 m² |
| 1.6 | koupelna | 8,39 m² |
| balkon | | 2,70 m² |
| Plocha bytu | | 100,10 m² |

