



Apartment Three-bedroom (4+kk)

€ 867 427 | CZK 21 690 000

127 m², Prague 2, Vinohrady, Londýnská





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Total area	130 m²
Floor area*	127 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	42826

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 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.

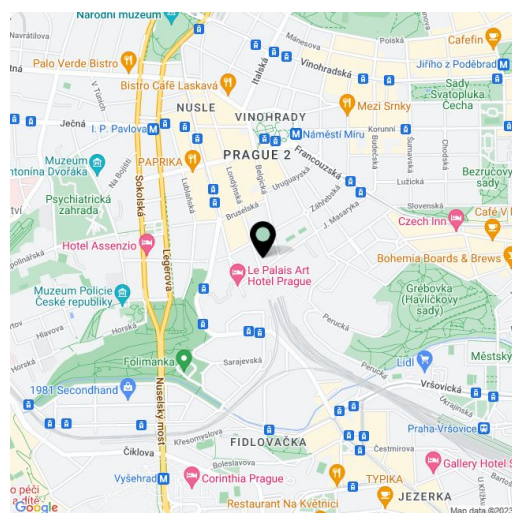
The layout of this 4th floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, an entrance hall and a **balcony** accessible from 1 bedroom.

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 126.9 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.



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DISPOZICE / DISPOSITION5. NP
PODLAŽÍ / FLOOR126,9 m²
VÝMĚRA BYTU / FLAT AREA

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Byt č. 2578/410

10.1	chodba	15,73 m ²
10.2	obývací pokoj	41,94 m ²
10.3	koupelna	5,98 m ²
10.4	ložnice	21,02 m ²
10.5	pokoj	15,39 m ²
10.6	pokoj	13,88 m ²
10.7	koupelna	8,46 m ²
balkon		2,70 m ²
Plocha bytu		126,90 m ²

VÝMĚRA BYTU / FLAT AREA



PODLAŽÍ / FLOOR

