



Apartment Four-bedroom (5+kk)

Sold

179 m², Prague 2, Vinohrady, Londýnská





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Total area	219 m ²
Floor area*	179 m ²
Balcony	40 m ²
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.

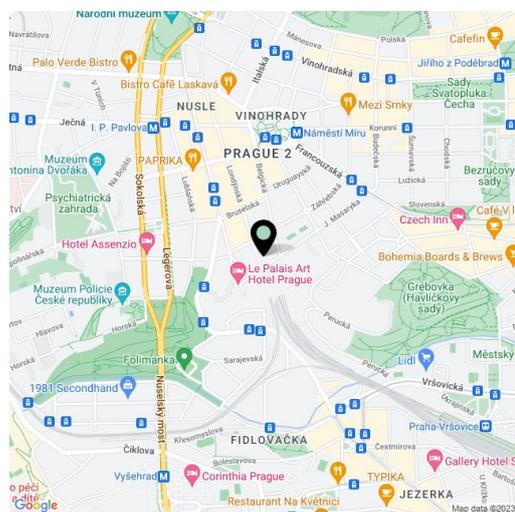
The layout of this 1st floor apartment offers a living room connected to a kitchen and dining room with access to a large balcony, 4 bedrooms, 2 bathrooms, a separate toilet, a walk-in wardrobe, an entrance hall, a hallway, and a balcony accessible from a bedroom.

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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DISPOZICE / DISPOSITION **5+kk**
PODLAŽÍ / FLOOR **2. NP**
VNĚJŠÍ PLOCHA BYTU / FLAT AREA **179,3 m²**

UPOMÍNKA: Schéma půdorysu představuje dispoziční řešení bytu. Zobrazení vyznačení nábytkem, vestavěné skříně, kuchyňská linka včetně spotřebičů a grilový nářadí součástí drobného bytu. Ikon vyznačení je zobrazeno pouze pro názornost. Přesnosti plochy bytu je vyjádřena dle měřicího výkresu č. 3866/2013 Stb. Veškeré informace jakkoliv publikované v tomto dokumentu jsou nezabírané marketingové obecné povahy, které nelze vykládat jako nabídku na uzavření smlouvy ani se jich nelze domáhat.



Byt č. 2578/401

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

VNĚJŠÍ PLOCHA BYTU / FLAT AREA



PODLAŽÍ / FLOOR

