



Apartment Four-bedroom (5+kk)

Sold

178 m², Praha 2, Vinohrady, Londýnská





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| | |
|------------------|--------------------|
| Total area | 194 m ² |
| Floor area* | 178 m ² |
| Balcony | 16 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | C |
| Reference number | 42814 |

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.

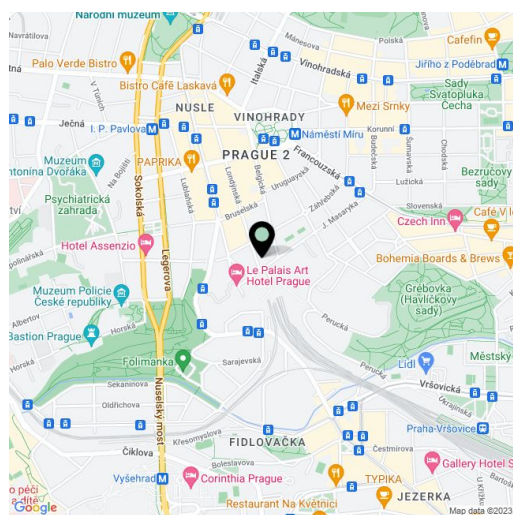
The layout of this 5th floor apartment offers a living room connected to a kitchen and dining room with access to a large balcony, 4 bedrooms, 2 bathrooms, a separate toilet, an entrance hall, a hallway, and a balcony accessible from a bedroom.

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, 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 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 m², balconies 11.5 + 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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5+kk
DISPOZICE / DISPOSITION
6. NP
PODLAŽÍ / FLOOR
178,00 m²
VÝMĚRA BYTU / FLAT AREA



UPOZORNĚNÍ: Schéma půdorysu představuje dispozici těles bytu. Zobrazení vybavení nábytkem, vestavné skříně, kuchyňská linka včetně spotřebičů a pračky nejsou součástí dodávky bytu. Toto vyznačení je zobrazeno pouze pro názornost. Prodejní plocha bytu je vypočtena dle nařízení vlády č. 366/2013 Sb. Veškeré informace jakékoli publikované v tomto dokumentu jsou nezávisle marketinovým sdělením povahy, které může vykládat jako nabídku na uzavření smlouvy ani se jich může dovoňovat.



Byt č. 2578/411

| | | |
|-------------|---------------|-----------------------|
| 11.1 | ložnice | 17,82 m ² |
| 11.2 | chodba | 10,62 m ² |
| 11.3 | koupelna | 8,90 m ² |
| 11.4 | koupelna | 9,80 m ² |
| 11.5 | pokoj | 15,38 m ² |
| 11.6 | obývací pokoj | 57,19 m ² |
| 11.7 | pokoj | 21,26 m ² |
| 11.8 | chodba | 11,84 m ² |
| 11.9 | WC | 2,55 m ² |
| 11.10 | ložnice | 16,11 m ² |
| balkon | | 4,70 m ² |
| balkon | | 11,50 m ² |
| Plocha bytu | | 178,00 m ² |

VÝMĚRA BYTU / FLAT AREA



PODLAŽÍ / FLOOR

