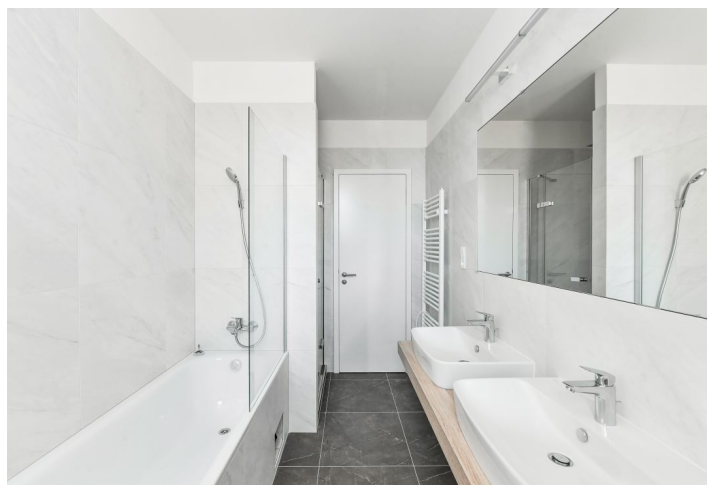
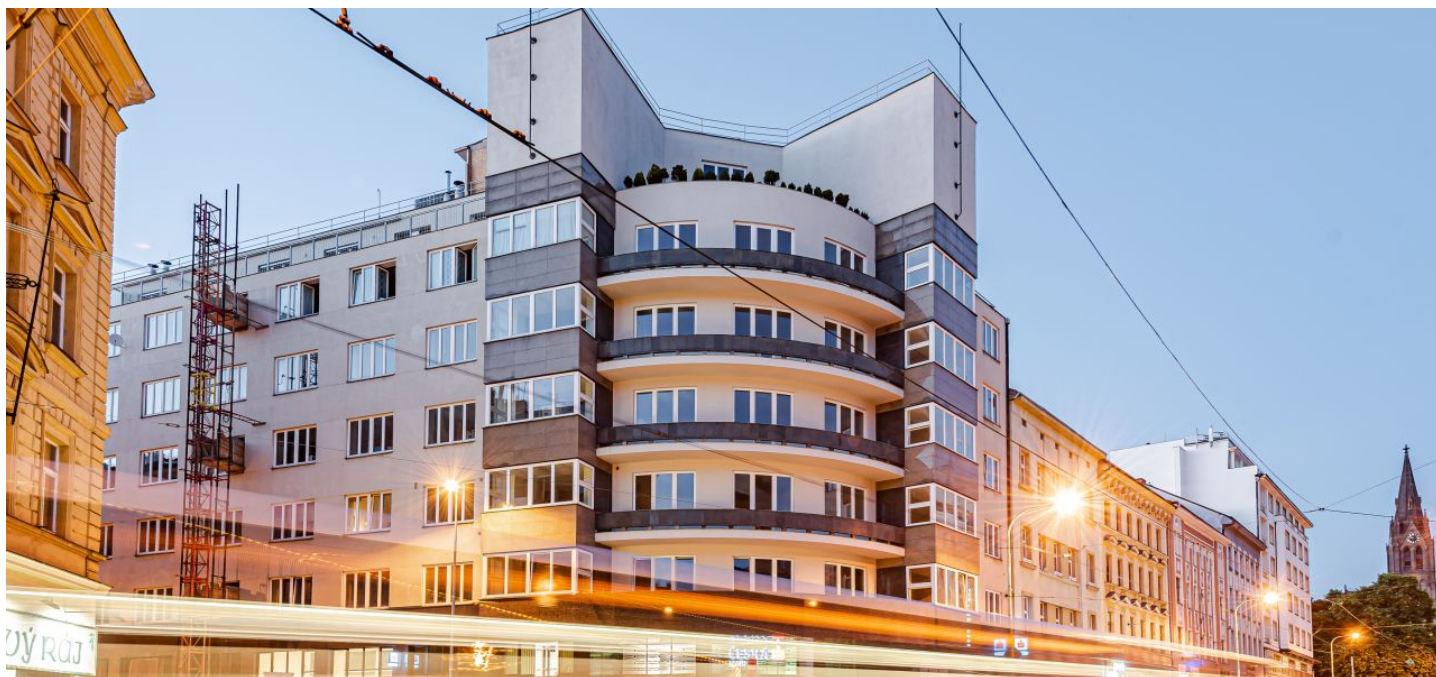




## Apartment Two-bedroom (3+kk)

Sold

100 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská





## Apartment Two-bedroom (3+kk)

**Sold**100 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská

Total area	103 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
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 m<sup>2</sup>, balcony 2.7 m<sup>2</sup>.

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 m<sup>2</sup>, Prague 2, Vinohrady, Londýnská

Sold

DISPOZICE / DISPOSITION

3+kk

PODLAŽ / FLOOR

2. NP

VÝMĚRA BYTU / FLAT AREA

100,10 m<sup>2</sup>



UPOZORNĚNÍ: Schéma podrobně představuje dispozici řízení bytu. Zohlednění vybavení nábytkem, vestavěné skříně, kuchyňská linka včetně sporáčku a prachy nejsou součástí dodávky bytu. Toto vybavení je zobrazeno pouze pro názornost. Prodejní plocha bytu je vyznačena dle naticení výkry č. 366/2013 Sb. Všechny informace poskytnuté prodávajícím v tomto dokumentu jsou nezávisle měřené a ověřeny, které mají vzhledem jako nabídku na uzavření smlouvy ani se jich nelze domáhat.

## Byt č. 2578/601

1.1	chodba	14,50 m <sup>2</sup>
1.2	obývací pokoj	40,36 m <sup>2</sup>
1.3	ložnice	13,88 m <sup>2</sup>
1.4	pokoř	15,09 m <sup>2</sup>
1.5	koupelna	4,18 m <sup>2</sup>
1.6	koupelna	8,39 m <sup>2</sup>
	Balkon	2,70 m <sup>2</sup>
	Plocha bytu	100,10 m <sup>2</sup>



VÝMĚRA BYTU / FLAT AREA

PODLAŽ / FLOOR

