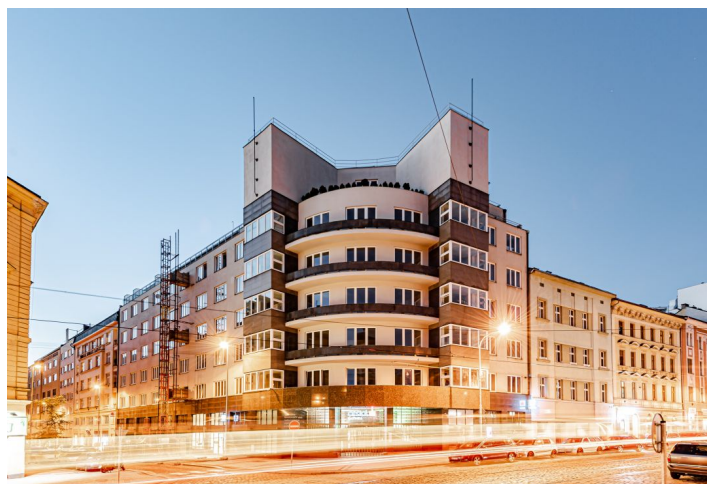




## Apartment Two-bedroom (3+kk)

€ 439 121 | CZK 11 090 000

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





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Total area	67 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	42816

This newly reconstructed, high-standard apartment with a practical 2-bedroom layout 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.

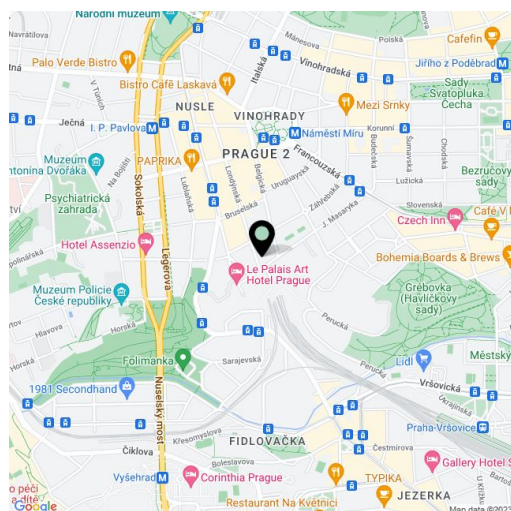
The layout of this 1st floor apartment offers a living room connected to a kitchen and dining room, 2 bedrooms, a bathroom, and an entrance hall.

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 66.6 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.

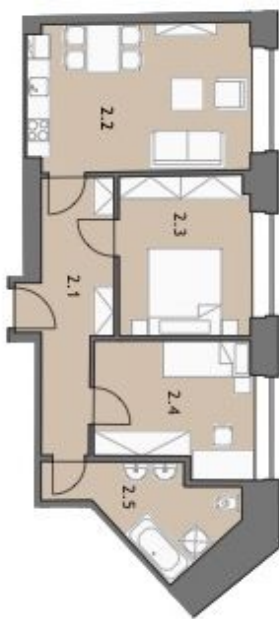


# Apartment Two-bedroom (3+kk)

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

€ 439 121 | CZK 11 090 000

DISPOZICE / DISPOSITION **3+kk** | PODLAŽÍ / FLOOR **2. NP** | VÝMĚRA BYTU / FLAT AREA **66,60 m<sup>2</sup>**



UPŘESNĚNÍ: Schéma nádobry přehledně zobrazuje dispozici třech bytů. Zobrazené vybavení nábytkem, vestavěné akrylné kuchyňské linky včetně spotřebičů a praláků nejsou součástí dobočky bytu. Toto vyobrazení je zobrazeno pouze pro názornost. Procepní plocha bytu je vypočítána sít nářezem stědy č. 386/2013 Sp. Všechné informace jakkoliv publikované v tomto dokumentu jsou nezávislé marketingové informace poskytnuté, které nejsou vykládky, jsou například na uzavření smlouvy ani se jich neztáráme.

## Byt č. 2578/602

2.1	chodba	11,56 m <sup>2</sup>
2.2	obývací pokoj	20,25 m <sup>2</sup>
2.3	ložnice	13,07 m <sup>2</sup>
2.4	pokoř	12,17 m <sup>2</sup>
2.5	koupelna	8,12 m <sup>2</sup>
Plocha bytu		66,60 m <sup>2</sup>

