



## Apartment Three-bedroom (4+kk)

€ 861 981 | CZK 21 890 000

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





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Total area	125 m <sup>2</sup>
Floor area*	122 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	—
Cellar	Yes
PENB	C
Reference number	42821

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.

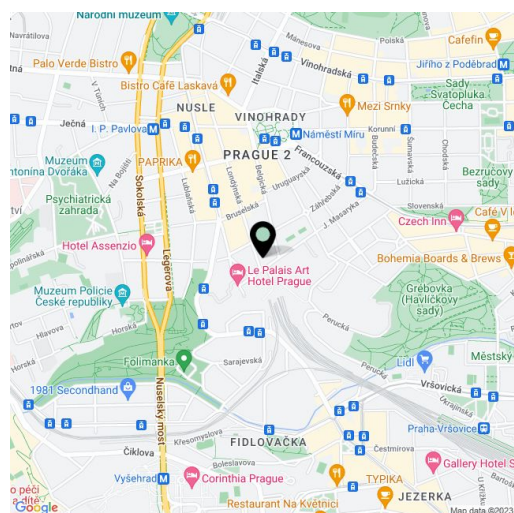
The layout of this 4th floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, an entrance hall, and a balcony accessible from 1 bedroom.

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 122 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.



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DISPOZICE / DISPOSITION

4+kk

PODLAŽÍ / FLOOR

5. NP

VÝMĚRA BYTU / FLAT AREA

122,00 m<sup>2</sup>



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## Byt č. 2578/608

8.1	chodba	16,10 m <sup>2</sup>
8.2	obývací pokoj	41,34 m <sup>2</sup>
8.3	koupelna	4,30 m <sup>2</sup>
8.4	pokoj	14,78 m <sup>2</sup>
8.5	pokoj	18,24 m <sup>2</sup>
8.6	ložnice	13,53 m <sup>2</sup>
8.7	koupelna	8,14 m <sup>2</sup>
balkon		2,70 m <sup>2</sup>
Plocha bytu		122,00 m <sup>2</sup>

VÝMĚRA BYTU / FLAT AREA



PODLAŽÍ / FLOOR

