



Apartment Three-bedroom (4+kk)

€ 866 416 | CZK 21 890 000

122 m², Prague 2, Vinohrady, Londýnská





Apartment Three-bedroom (4+kk)

€ 866 416 | CZK 21 890 000

122 m², Prague 2, Vinohrady, Londýnská

Total area	125 m²
Floor area*	122 m²
Balcony	3 m²
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.

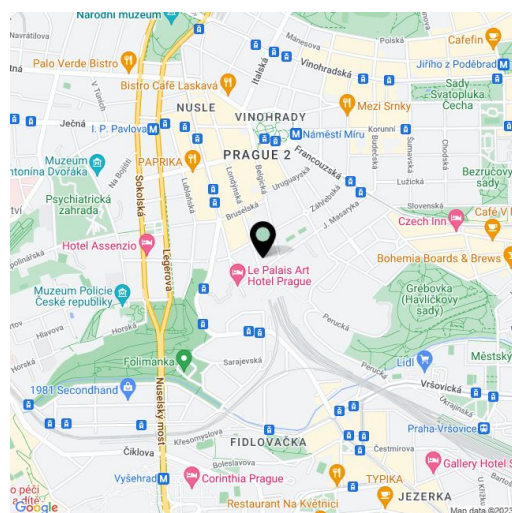
The layout of this 4th floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, an entrance hall, and a **balcony** accessible from 1 bedroom.

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 m², balcony 2,7 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.



Apartment Three-bedroom (4+kk)

€ 866 416 | CZK 21 890 000

122 m², Prague 2, Vinohrady, Londýnská

UPŘESNĚNÉ schéma půdorysu představuje dispoziční řešení bytu. Zobrazení výtahové nádrže, vestavěné skříně, kuchyňská linka včetně spotřebičů a pračky nejsou součástí dodávky bytu. Tato výtahová nádrž je zobrazena pouze pro názornost. Půdorys plocha bytu je vypočítána dle měřičů vady č. 356/2013 Sb. Všechny informace publikované v tomto dokumentu jsou nezávazné makléřské obecné povahy, které nelze vykládat jako nabídku na uzavření smlouvy ani se jich nelze domáhat.



Byt č. 2578/608		
8.1	chodba	16,10 m²
8.2	obývací pokoj	41,34 m²
8.3	koupelna	4,30 m²
8.4	pokoj	14,78 m²
8.5	pokoj	18,24 m²
8.6	ložnice	13,53 m²
8.7	koupelna	8,14 m²
balcon		2,70 m²
Plocha bytu		122,00 m²

DISPOZICE / DISPOSITION

4+kk

5. NP

PODLAŽÍ / FLOOR

122,00 m²

VNĚJŠÍ BYTU / FLAT AREA