



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	164 m <sup>2</sup>
Floor area*	142 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	42834

This spacious, newly reconstructed high-standard duplex unit with a practical 3-bedroom layout and a terrace 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.

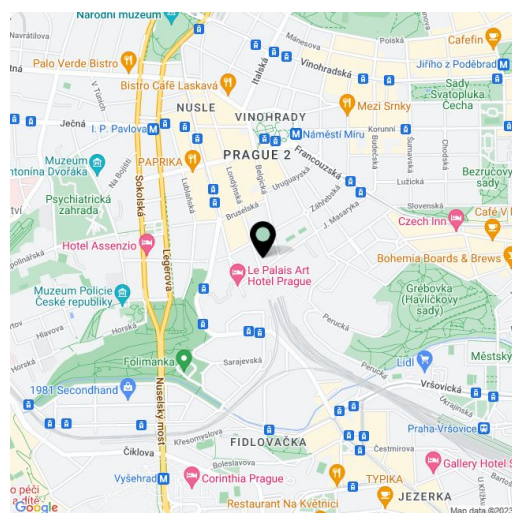
The current layout of this 6th and 7th floor apartment offers a living room connected to a kitchen and dining room, 2 bedrooms with bathrooms, an office, a separate toilet and an entrance hall. **The apartment has a terrace.**

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, an elementary school, and a 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 141.8 m<sup>2</sup>, terrace 22 m<sup>2</sup>.

Photos with furniture are of an already completed unit 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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