



Apartment Three-bedroom (4+kk)

€ 635 912 | CZK 15 990 000

89 m², Prague 2, Vinohrady, Londýnská





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Total area	92 m²
Floor area*	89 m²
Balcony	3 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	42738

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 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.

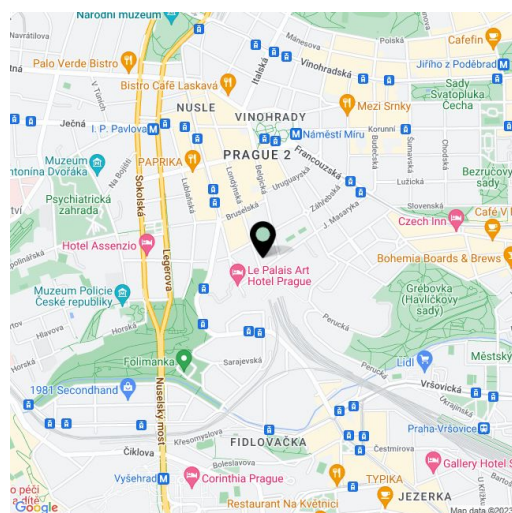
The layout of this 3rd floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, an entrance hall, a hallway, and a **balcony** accessible from 1 bedroom.

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 88.8 m², balcony 3.4 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.

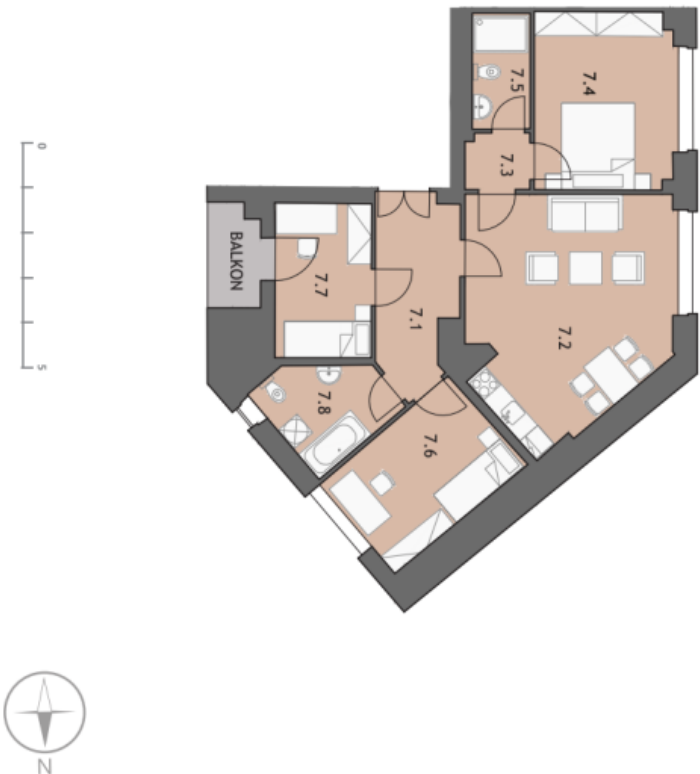


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4+kk

DISPOZICE / DISPOSITION

4. NP

PODLAŽÍ / FLOOR

88,80 m²

VÝMĚRA BYTU / FLAT AREA

Byt č. 2578/607

7.1	chodba	9,00 m²
7.2	obývací pokoj	27,72 m²
7.3	chodba	2,19 m²
7.4	ložnice	15,23 m²
7.5	koupelna	4,08 m²
7.6	pokoj	12,21 m²
7.7	pokoj	9,24 m²
7.8	koupelna	6,51 m²
balkon		3,40 m²
Plocha bytu		88,80 m²

