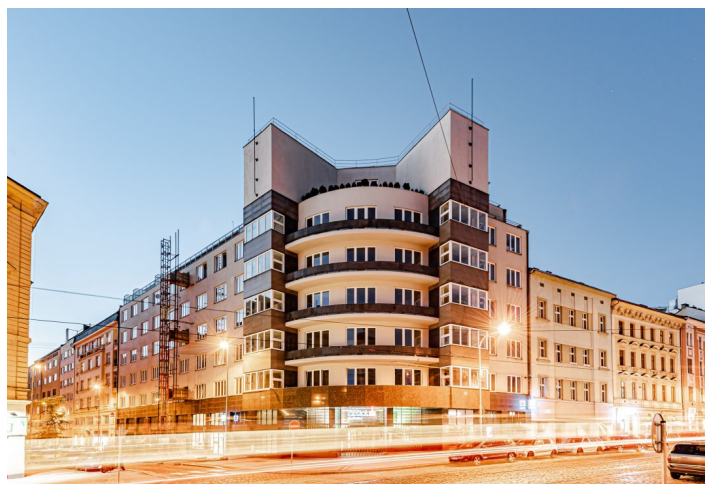




Apartment Two-bedroom (3+kk)

€ 443 157 | CZK 11 090 000

67 m², Prague 2, Vinohrady, Londýnská





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67 m², Prague 2, Vinohrady, Londýnská

Total area	67 m²
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.

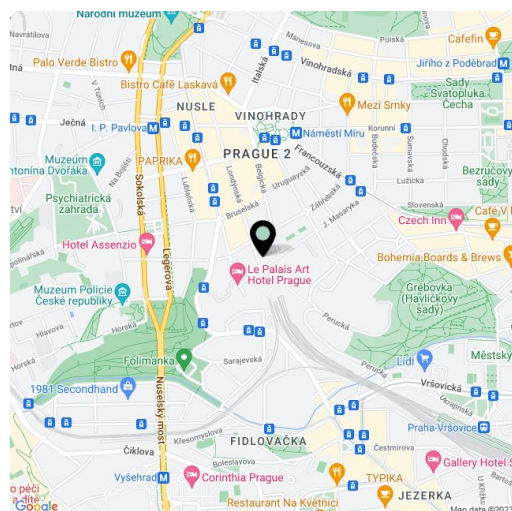
The layout of this 1st floor apartment offers a living room connected to a kitchen and dining room, 2 bedrooms, a bathroom, and an entrance hall.

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 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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DISPOZICE / DISPOSITION

3+kk

PODLAŽÍ / FLOOR

2. NP

VÝMĚRA BYTU / FLAT AREA

66,60 m²

Byt č. 2578/602

2.1	chodba	11,56 m²
2.2	obývací pokoj	20,25 m²
2.3	ložnice	13,07 m²
2.4	pokoř	12,17 m²
2.5	koupelna	8,12 m²
Plocha bytu		66,60 m²

