



## Apartment Three-bedroom (4+kk)

**Sold**

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





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|                  |       |
|------------------|-------|
| Total area       | 93 m² |
| Floor area*      | 90 m² |
| Balcony          | 3 m²  |
| Parking          | -     |
| Cellar           | Yes   |
| PENB             | C     |
| Reference number | 42819 |

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 2nd floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, a hallway, 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**, **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 89.3 m², balcony 3.4 m².

Photos with furniture 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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| Byt č. 2578/605      |                        |
|----------------------|------------------------|
| 5.1                  | chodba 9,06 m²         |
| 5.2                  | obývací pokoj 26,11 m² |
| 5.3                  | chodba 2,14 m²         |
| 5.4                  | koupelna 4,28 m²       |
| 5.5                  | ložnice 16,68 m²       |
| 5.6                  | pokoj 9,31 m²          |
| 5.7                  | pokoj 12,46 m²         |
| 5.8                  | koupelna 6,61 m²       |
| balkon 3,40 m²       |                        |
| Plocha bytu 89,30 m² |                        |

4+kk

DISPOZICE / DISPOSITION

3. NP

PODLAŽÍ / FLOOR

89,30 m²

VNĚŠNÍ BYTU / FLAT AREA