



## 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.

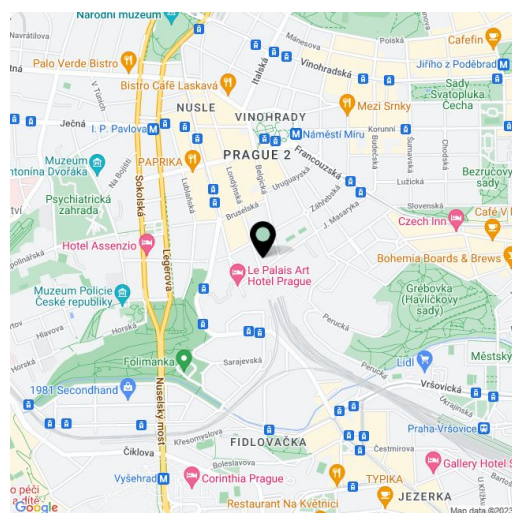
The layout of this 2nd floor apartment offers a living room connected to a kitchen and dining room, 3 bedrooms, 2 bathrooms, a hallway, an entrance hall, and a **balcony** accessible from 1 bedroom.

**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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4+kk

DISPOZICE / DISPOSITION

3. NP

PODLAŽÍ / FLOOR

89,30 m²

VÝMĚRA BYTU / FLAT AREA

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	kuchyně	4,28 m²
5.5	ložnice	16,69 m²
5.6	pokoř	9,31 m²
5.7	pokoř	12,46 m²
5.8	kaupelna	6,61 m²
balkon		3,40 m²
Plocha bytu		89,30 m²

