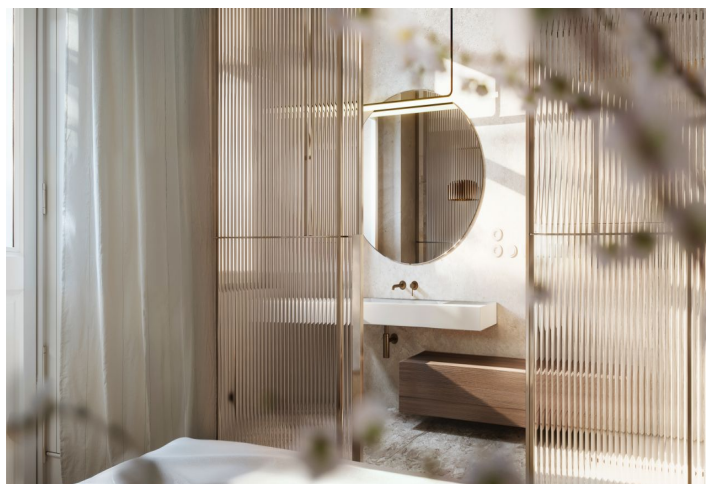




## Apartment Two-bedroom (3+kk)

€ 1 149 110 | CZK 29 061 000

123 m<sup>2</sup>, Praha 2, Vinohrady, Římská





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Total area	130 m <sup>2</sup>
Floor area*	123 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	105933

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 1st floor of a boutique residence, which allows living in Art Nouveau settings at a great address in the wider center of the metropolis in Vinohrady.

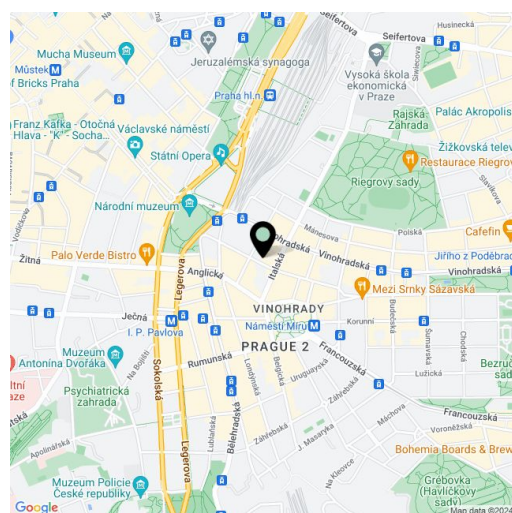
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** and access to the **south-facing loggia** and the second bedroom. From the central entrance hall there is access to all the rooms, to the bathroom and to the separate toilet.

**Casement windows**, replicas of the original **cassette doors** or **decorative stucco** refer to the history of the building, modern elements include **Frevini parquet floors** in a chevron pattern, large-format tiles and floor tiles by the Italian Fondovalle brand or **Treemme** designer bathroom faucets in a **bronze shade**. The **air conditioning** will ensure an optimal temperature even on hot days, and the home's gas boiler will take care of the heating. The apartment comes with a **cellar**. The house has representative common areas and a **modern elevator**, there are only 2 apartment units on the floor.

Cafes, restaurants, shops, private kindergartens, elementary, secondary and **high schools**, the **Na Vinohrady Theater** or the **U Hasičů Theater** operate in the immediate vicinity. Excellent transport accessibility is provided by the metro line A, the station is only a few minutes' walk from the house, and tram stops are just as close. The nearby **Riegrovy Sady** or the nearby **Havlíčkovy Sady parks** offer the possibility of escaping from the hustle and bustle of the city.

Floor area 122.8 m<sup>2</sup>, loggia 7.1 m<sup>2</sup>.

For more information, please visit the project website [www.rimska34.cz](http://www.rimska34.cz).



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.





# Apartment Two-bedroom (3+kk)

€ 1 149 110 | CZK 29 061 000

123 m<sup>2</sup>, Praha 2, Vinohrady, Římská

Římská

**Byt č. 3 | Apt No. 3**

**2. NP | 1st floor**     **3 + kk | 2 bdr**

1 Hala   Hallway	16,36 m <sup>2</sup>
2 Obývací pokoj   Living room	49,18 m <sup>2</sup>
3 Koupelna   Bathroom	3,39 m <sup>2</sup>
4 Ložnice   Bedroom	17,87 m <sup>2</sup>
5 Ložnice   Bedroom	16,09 m <sup>2</sup>
6 Koupelna   Bathroom	3,11 m <sup>2</sup>
7 Šatna   Dressing room	3,08 m <sup>2</sup>
8 WC   WC	1,08 m <sup>2</sup>
<b>Užitná plocha   Usable area</b>	<b>110,16 m<sup>2</sup></b>
<b>Podlahová plocha*   Floor area*</b>	<b>122,80 m<sup>2</sup></b>
9 Lodžie   Balcony	7,10 m <sup>2</sup>
<b>Celková plocha   Total area</b>	<b>129,90 m<sup>2</sup></b>

**svoboda&williams | CHRISTIE'S**

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

\*Podlahová plocha bytů je vypočtena v souladu s platnými předpisy ČR. \*Floor area of the apartments is calculated in accordance with Government Regulation No. 146/2008 Sb. and consists of the floor area of all the apartments comprising the floor area of the entire land-bearing and other land-bearing parcels in the building. The floor area of the land-bearing parcels is calculated in accordance with the cadastral data. The floor area of the land-bearing parcels is not taken into account in the floor area of the apartment. The floor area of the land-bearing parcels is not taken into account in the floor area of the apartment.