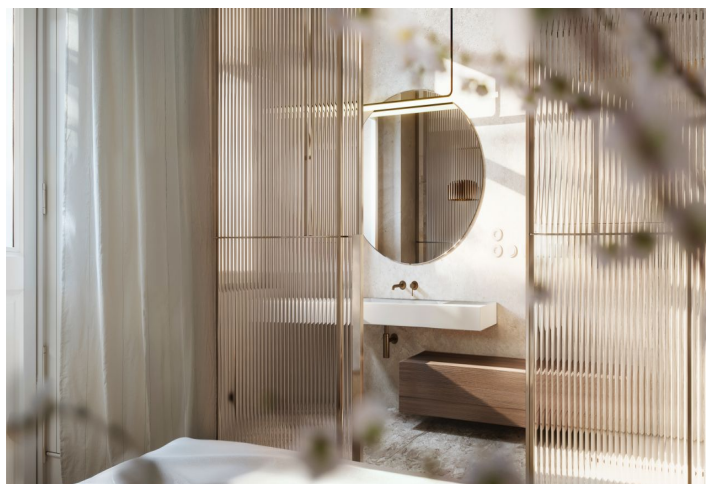




Apartment Two-bedroom (3+kk)

€ 1 156 887 | CZK 29 061 000

123 m², Prague 2, Vinohrady, Římská





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Total area	130 m ²
Floor area*	123 m ²
Loggia	7 m ²
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.

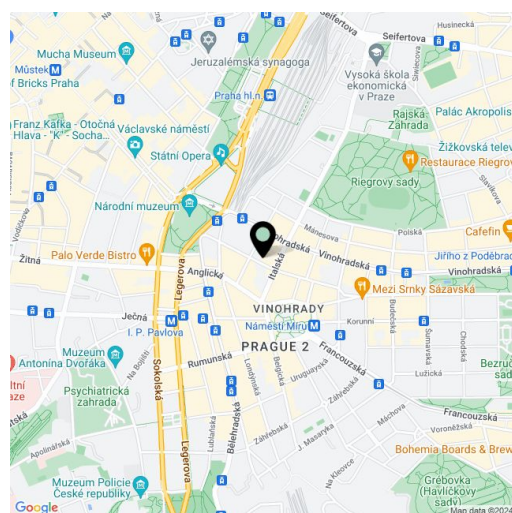
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** 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 m², loggia 7.1 m².

For more information, please visit the project website 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.



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Římská

Byt č. 3 | Apt No. 3

2. NP | 1st floor 3 + kk | 2 bdrn

1 Hala Hallway	16,36 m ²
2 Obývací pokoj Living room	49,18 m ²
3 Koupelna Bathroom	3,39 m ²
4 Ložnice Bedroom	17,87 m ²
5 Ložnice Bedroom	16,09 m ²
6 Koupelna Bathroom	3,11 m ²
7 Šatna Dressing room	3,08 m ²
8 WC WC	1,08 m ²
Užitná plocha Usable area	110,16 m²
Podlahová plocha* Floor area*	122,80 m²
9 Lodžie Balcony	7,10 m ²
Celková plocha Total area	129,90 m²

* Podlahová plocha bytů je vypočtena v souladu s platnými předpisy ČR. Je to celková plocha všech podlaží, které tvoří byt, včetně plochy podlahy výtahové šachty, pokud je součástí bytu. Plocha zahrnuje plochu všech podlaží, které tvoří byt, včetně plochy podlahy výtahové šachty, pokud je součástí bytu. Plocha zahrnuje plochu všech podlaží, které tvoří byt, včetně plochy podlahy výtahové šachty, pokud je součástí bytu.

* The floor area of the apartment is calculated in accordance with Government Regulation No. 146/2008 Coll. and consists of the floor area of all the apartments' common parts including the floor area of the vertical load-bearing and other structural elements of the building. The floor area includes the floor area of all the rooms, including the floor area of the balcony and the floor area of the staircase shafts, if they are part of the apartment's floor area.