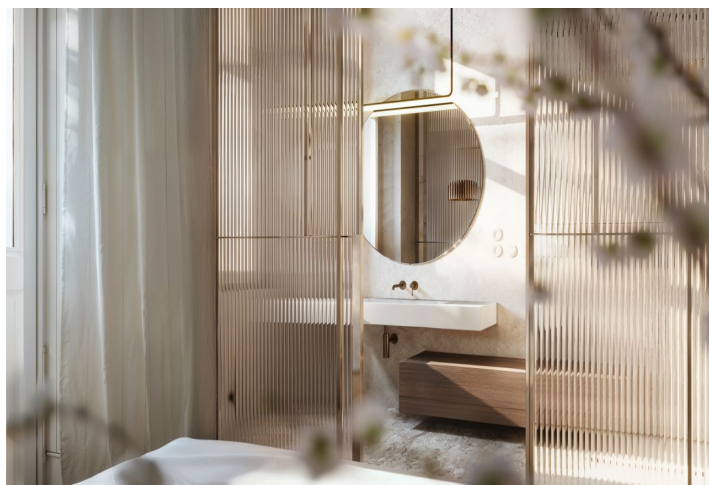
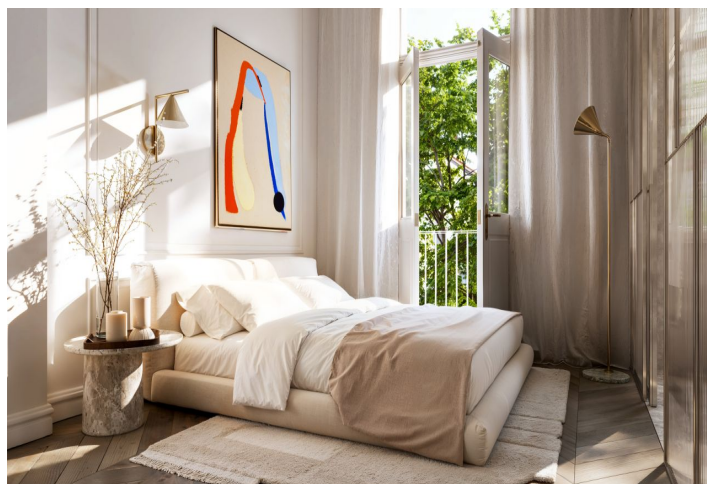




## Apartment Two-bedroom (3+kk)

€ 923 150 | CZK 23 268 000

94 m<sup>2</sup>, Prague 2, Vinohrady, Římská







## Apartment Two-bedroom (3+kk)

€ 923 150 | CZK 23 268 000

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Total area	100 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	105934

**This air-conditioned apartment with high ceilings and a loggia facing a quiet green courtyard is part of a boutique residence that allows you to live in an Art Nouveau setting and at the same time enjoy modern comforts. All at a great address in the wider city center in Vinohrady.**

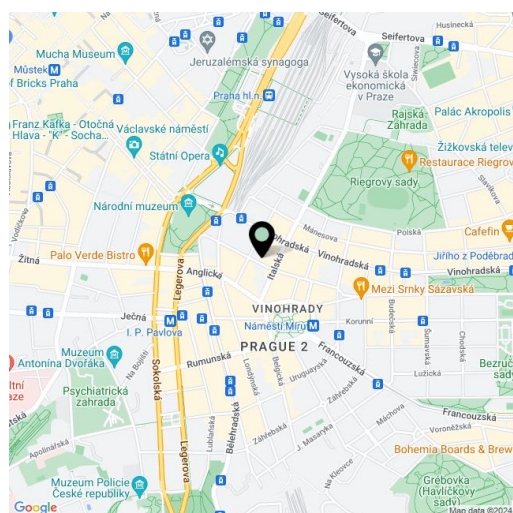
The layout of the 1st floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, while the living room and second bedroom are **north-facing** towards the one-way street.

**Casement windows**, replicas of the original **paneled doors**, or decorative stucco reflect the history of the building, and modern elements include **Frevini parquet floors** in a **chevron pattern**, large-format floor and wall tiles by the **Fondovalle** Italian brand, or **Treemme designer bathroom faucets** in a bronze shade. **Air-conditioning** will ensure an optimal temperature even on hot days, and the building's gas boiler will take care of heating. The apartment comes with a **cellar storage unit**. The house has elegant common areas and a **modern elevator**, and there are only 2 apartments on each 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 A line metro with a station only a few minutes' walk away, and tram stops are just as close. The beautifully landscaped **Riegrový Sady** or the nearby romantic **Havlíčkovy Sady** parks serve as an escape from the hustle and bustle of the city.

Floor area 93.6 m<sup>2</sup>, loggia 6.7 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)

€ 923 150 | CZK 23 268 000

94 m<sup>2</sup>, Prague 2, Vinohrady, Římská

Římská

Byt č. 4 | Apt No. 4

2. NP | 1st floor      3 + kk | 2 bdr

1    Hala   Hallway	10,02 m <sup>2</sup>
2    Ložnice   Bedroom	24,35 m <sup>2</sup>
3    Obývací pokoj   Living room	23,96 m <sup>2</sup>
4    Koupelna   Bathroom	3,44 m <sup>2</sup>
5    Ložnice   Bedroom	15,90 m <sup>2</sup>
6    Koupelna   Bathroom	4,94 m <sup>2</sup>
7    WC   WC	2,20 m <sup>2</sup>
<b>Užitná plocha   Usable area</b>	<b>84,81 m<sup>2</sup></b>
<b>Podlahová plocha*   Floor area*</b>	<b>93,60 m<sup>2</sup></b>
8    Lodžie   Balcony	6,70 m <sup>2</sup>
<b>Celková plocha   Total area</b>	<b>100,30 m<sup>2</sup></b>

\* Podlahová plocha bytů je vypočtena v souladu s platnými předpisy ČR. Měřeno bylo a není zahrnována žádná překážková plocha, která by byla v rámci podlahy podzemí, například schodiště, výtahová šachta, odpadní a vodovodní sítě, kabelové vedení, střešní konstrukce, atd. Plocha celková zahrnuje všechny plochy, které jsou součástí podlahy bytu, včetně lodžie a balkonů.

\*\* The floor area of the apartment is calculated in accordance with government regulation No. 184/2001 Coll. and consists of the floor area of all the apartment components including the floor area of the external land-bearing and structural elements attached to it. The floor area does not include the area of the common parts of the building, such as the staircase, lift, technical rooms, etc. The floor area does not include the area of the external land-bearing and structural elements attached to it.

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