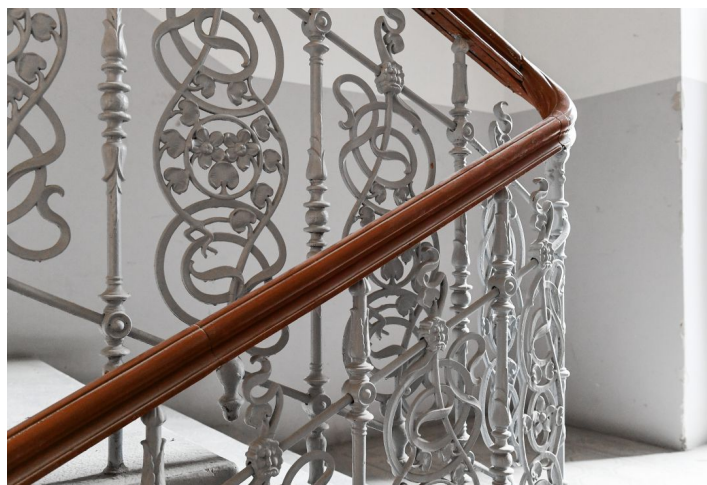
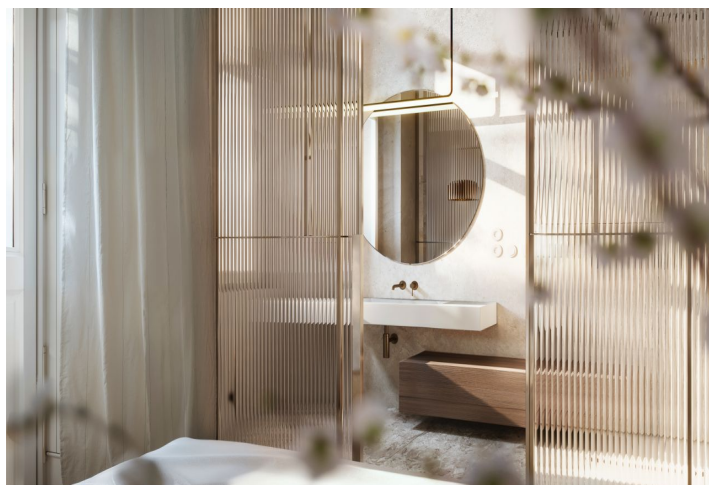
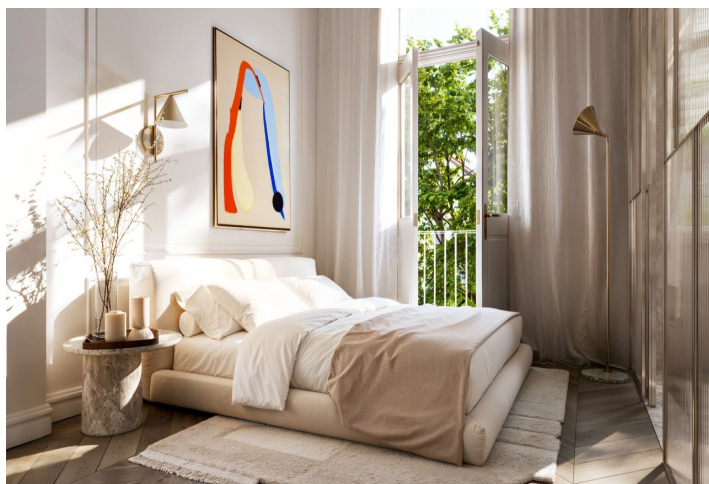




Apartment Two-bedroom (3+kk)

€ 1 263 660 | CZK 31 800 000

124 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 1 263 660 | CZK 31 800 000

124 m², Prague 2, Vinohrady, Římská

| | |
|------------------|--------------------|
| Total area | 131 m ² |
| Floor area* | 124 m ² |
| Loggia | 7 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 106052 |

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 2nd 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.

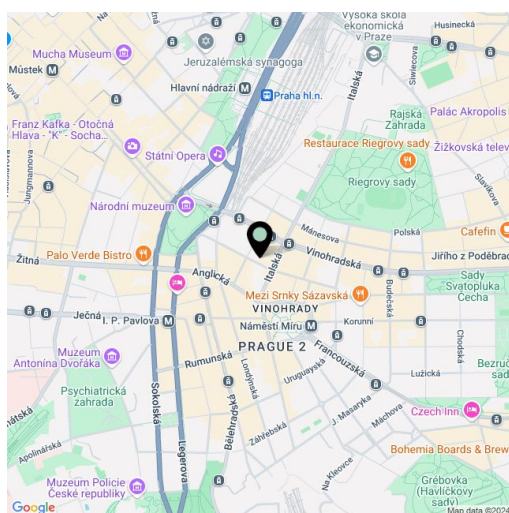
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** 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 **Havlíckovy Sady parks** offer the possibility of escaping from the hustle and bustle of the city.

Floor area 123.8 m², loggia 6.8 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.



Apartment Two-bedroom (3+kk)

€ 1 263 660 | CZK 31 800 000

124 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 5 | Apt No. 5

3. NP | 2nd floor 3 + kk | 2 bdr

| | |
|--|-----------------------------|
| 1 Hala Hallway | 16,36 m ² |
| 2 Obývací pokoj Living room | 49,65 m ² |
| 3 Koupelna Bathroom | 3,38 m ² |
| 4 Ložnice Bedroom | 18,32 m ² |
| 5 Ložnice Bedroom | 16,47 m ² |
| 6 Koupelna Bathroom | 2,95 m ² |
| 7 Šatna Dressing room | 3,31 m ² |
| 8 WC WC | 1,08 m ² |
| Užitná plocha Usable area | 111,52 m² |
| Podlahová plocha* Floor area* | 123,80 m² |
| 9 Lodžie Balcony | 6,80 m ² |
| Celková plocha Total area | 130,60 m² |

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EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION
INTERNATIONAL REAL ESTATE

*Podlahová plocha bytů je uváděna v souladu s platnými předpisy.
*Floor area of the apartment is calculated in accordance with Government Regulation No. 146/2008 Sb. and consists of the floor area of all the apartment components including the floor area of the external land-decking and other external structures attached to the building's floor. *Podlahová plocha bytů je uváděna v souladu s platnými předpisy a ne zahrnuje plochu teras a lodžie a ne zahrnuje plochu střešních teras a balkonů.