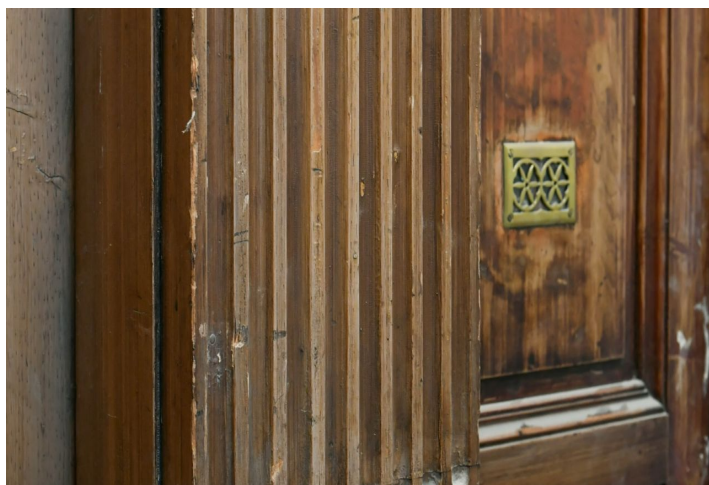
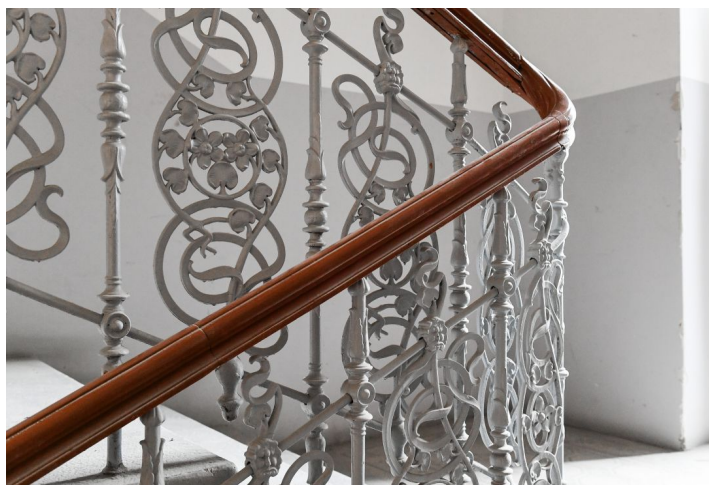
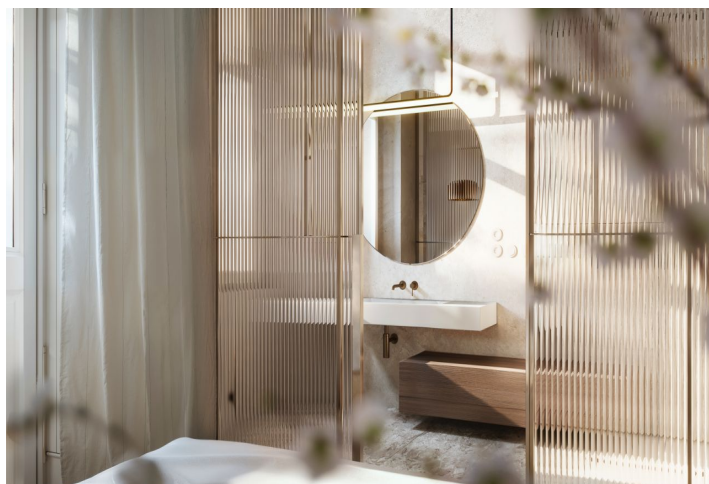
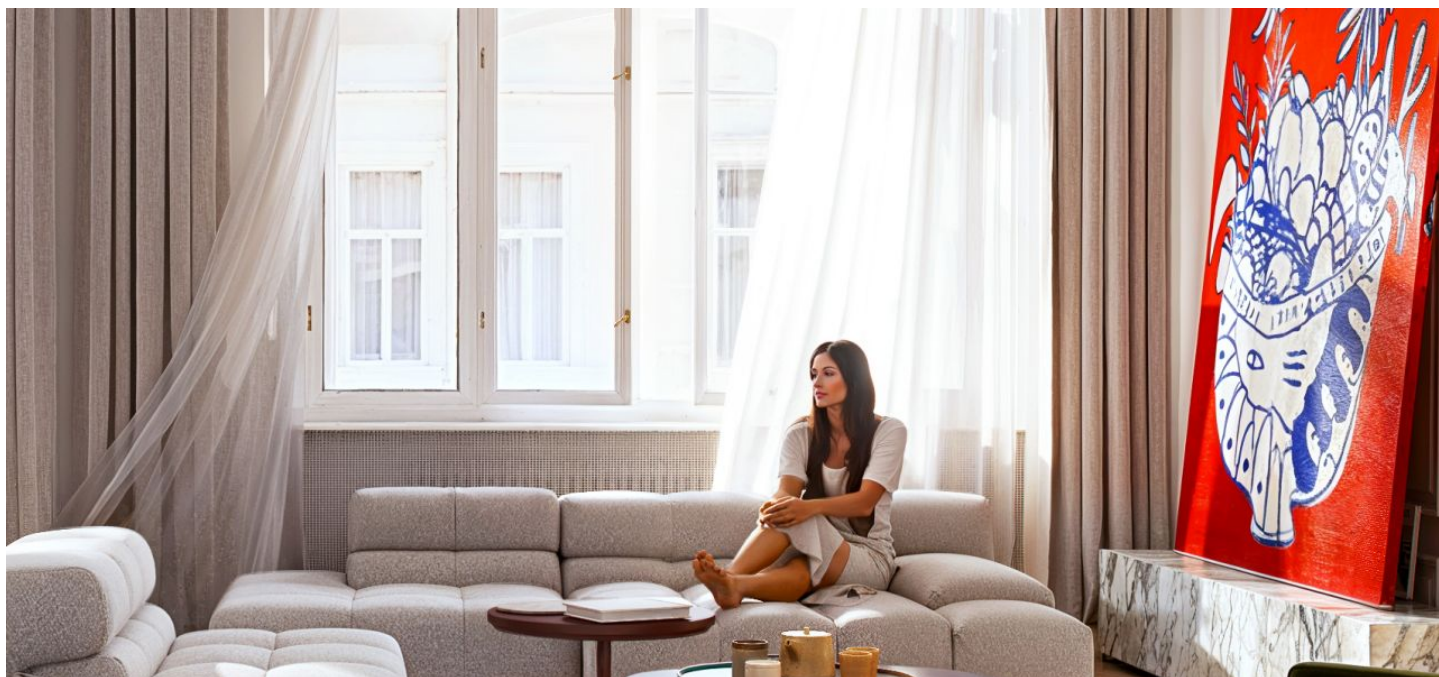




Apartment One-bedroom (2+kk)

€ 725 318 | CZK 18 220 000

67 m², Prague 2, Vinohrady, Římská





Apartment One-bedroom (2+kk)

€ 725 318 | CZK 18 220 000

67 m², Prague 2, Vinohrady, Římská

Total area	73 m ²
Floor area*	67 m ²
Loggia	6 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	106055

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.

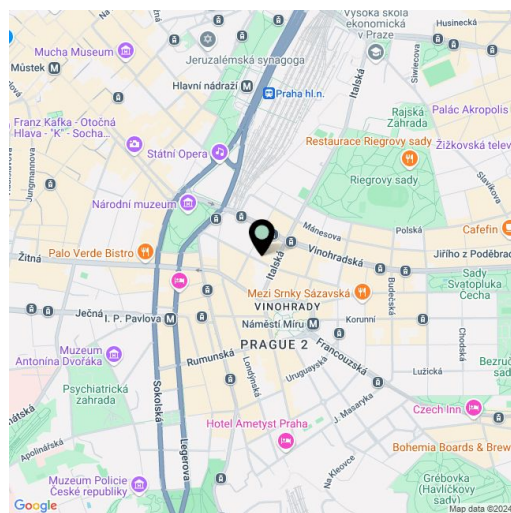
The layout of the 2nd floor apartment offers a living room with a preparation for a kitchen, a bedroom with a loggia and a work corner, a second bedroom, a bathroom (with a bathtub and toilet), a separate toilet with a washing machine, and an entrance hall. The bedroom with a loggia faces south towards the green courtyard, while the living room is 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 Fondovale 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 Riegrovy Sady or the nearby romantic Havlíčkovy Sady parks serve as an escape from the hustle and bustle of the city.

Floor area 67.3 m², loggia 6.1 m².

For more information, please visit the project website www.rimska34.cz/en



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



Apartment One-bedroom (2+kk)

€ 725 318 | CZK 18 220 000

67 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 6 | Apt No. 6

3. NP | 2nd floor 2 + kk | 1 bdm

1	Hala Hallway	10,02 m ²
2	Obývací pokoj Living room	24,00 m ²
3	Koupelna Bathroom	3,44 m ²
4	Ložnice Bedroom	21,54 m ²
5	WC WC	2,27 m ²
Užitná plocha Usable area		61,27 m²
Podlahová plocha* Floor area*		67,03 m²
6	Lodžie Balcony	6,10 m ²
Celková plocha Total area		73,13 m²

0 1m 2m 5m

* Podlahová plocha bytů je v souladu s ustanovením § 148 odst. 1 písm. a) zákona č. 183/2001 Sb., o nájmu a podnájmu a jež se vztahuje na všechny byty v tomto objektu. Podlahová plocha bytů je v souladu s ustanovením § 148 odst. 1 písm. a) zákona č. 183/2001 Sb., o nájmu a podnájmu a jež se vztahuje na všechny byty v tomto objektu. Podlahová plocha bytů je v souladu s ustanovením § 148 odst. 1 písm. a) zákona č. 183/2001 Sb., o nájmu a podnájmu a jež se vztahuje na všechny byty v tomto objektu.

* The floor area of the apartment is calculated in accordance with Government Regulation No. 183/2001 Coll. and consists of the floor area of all the apartment components including the floor area of the entrance and landing and other shared areas used by the apartment. The floor area does not include the area of the balcony, the area of the terrace and the area of the roof part of the floor and the area of the balcony.

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