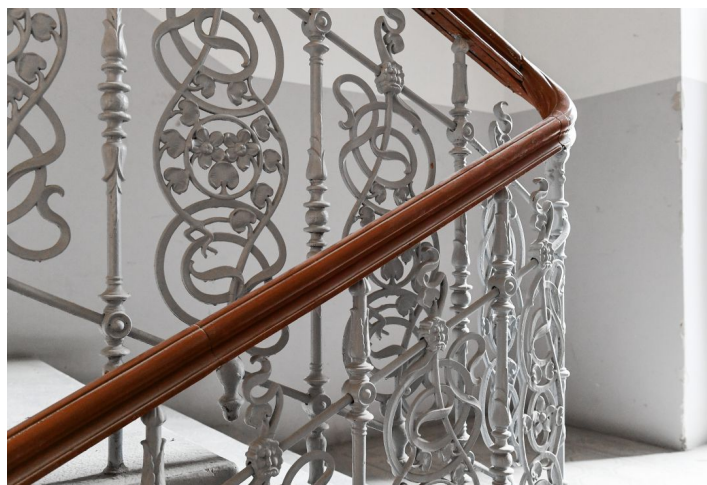
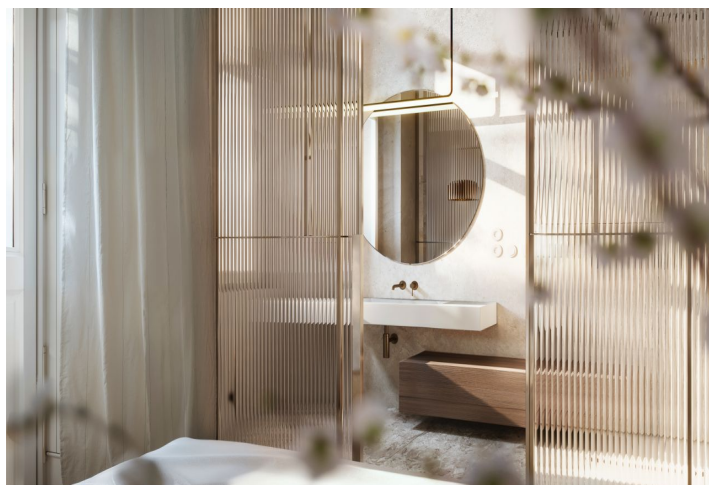




Apartment Two-bedroom (3+kk)

€ 1 312 140 | CZK 33 020 000

124 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 1 312 140 | CZK 33 020 000

124 m², Prague 2, Vinohrady, Římská

Total area	130 m ²
Floor area*	124 m ²
Loggia	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	106056

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 3rd 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.

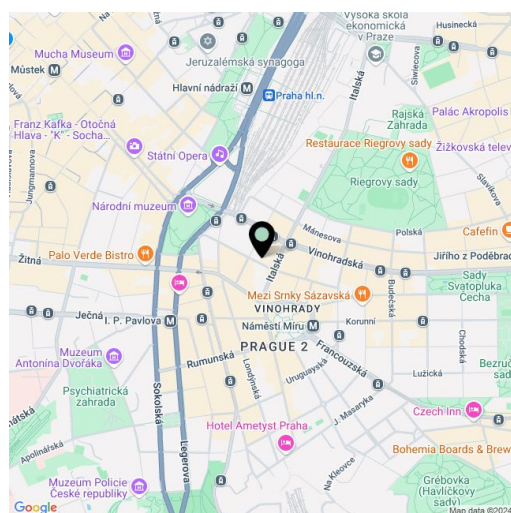
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** 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 123.6 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.



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124 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 7 | Apt No. 7

4. NP | 3rd 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	18,34 m ²
5 Ložnice Bedroom	16,50 m ²
6 Koupelna Bathroom	2,82 m ²
7 Šatna Dressing room	3,26 m ²
8 WC WC	1,08 m ²
Užitná plocha Usable area	111,39 m²
Podlahová plocha* Floor area*	123,60 m²
9 Lodžie Balcony	6,80 m ²
Celková plocha Total area	130,40 m²

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