



Apartment Two-bedroom (3+kk)

€ 1 051 066 | CZK 26 366 000

94 m², Prague 2, Vinohrady, Římská





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Total area	101 m ²
Floor area*	94 m ²
Loggia	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	106057

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.

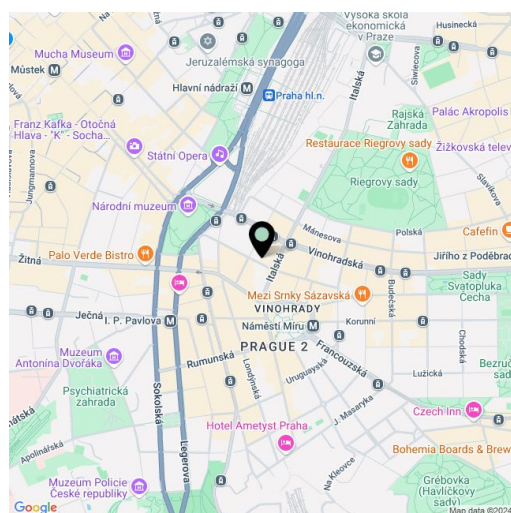
The layout of the 2nd floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 **Riegrovy Sady** or the nearby romantic **Havlíčkovy Sady** parks serve as an escape from the hustle and bustle of the city.

Floor area 94.4 m², loggia 6.5 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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Byt č. 8 | Apt No. 8

4. NP | 3rd floor 3 + kk | 2 bdrm

1	Hala Hallway	10,02 m ²
2	Ložnice Bedroom	24,31 m ²
3	Obývací pokoj Living room	23,96 m ²
4	Koupelna Bathroom	3,44 m ²
5	Ložnice Bedroom	16,18 m ²
6	Koupelna Bathroom	5,08 m ²
7	WC WC	2,27 m ²
Užitná plocha Usable area		85,26 m²
Podlahová plocha* Floor area*		94,40 m²
8	Lodžie Balcony	6,50 m ²
Celková plocha Total area		100,90 m²

0 1 m 2 m 5 m

* Podlahová plocha bydliv. vymezená v souladu s Měřítkem měřítka 0,396/0,291 (1:1 a 1:2) podle příslušných předpisů. Tato hodnota zahrnuje plochu podlahy, která je vymezena v souladu s příslušnými předpisy. Plocha podlahy nezahrnuje plochu balkonů a lodžií. Plocha podlahy nezahrnuje plochu, která je vymezena v souladu s příslušnými předpisy, pokud se jedná o plochu, která není součástí bytu.

* The floor area of the apartment is calculated in accordance with Government Regulation No. 146/2013 Sb. and consists of the floor area of all the apartment's rooms including the area of the balcony and the area of the floor area of the balcony. The floor area does not include the area of the balcony and the area of the floor area of the balcony. The floor area does not include the area of the balcony and the area of the floor area of the balcony.

svoboda&williams

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