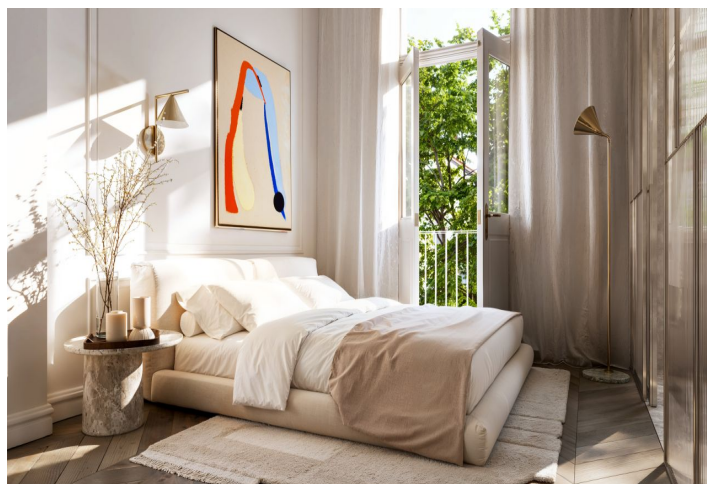




Apartment Two-bedroom (3+kk)

€ 1 049 602 | 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.

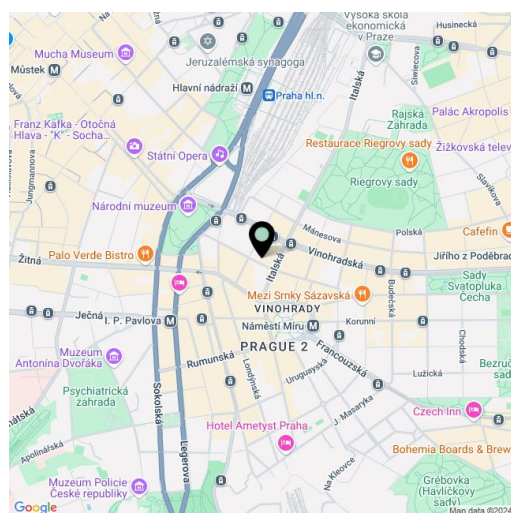
The layout of the 2nd floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 **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 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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Římská

Byt č. 8 | Apt No. 8

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

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

*Podlahová plocha bytu je vypočítaná v souladu s platnými předpisy. *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's rooms including the floor area of all external land-decking and other external structures attached to the apartment. *Podlahová plocha bytu je vypočítaná v souladu s platnými předpisy a zahrnuje plochu všech místností a plochu všech vnějších konstrukcí připojených k bytu.

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