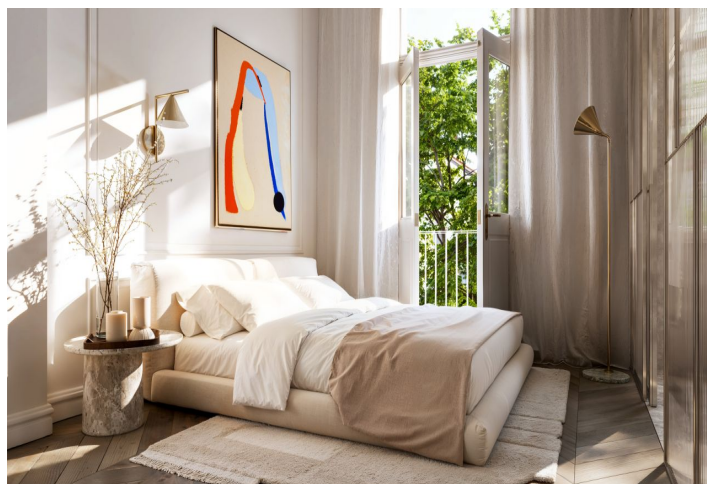




## Apartment Two-bedroom (3+kk)

€ 1 047 725 | CZK 26 366 000

94 m<sup>2</sup>, Prague 2, Vinohrady, Římská





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Total area	101 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
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.

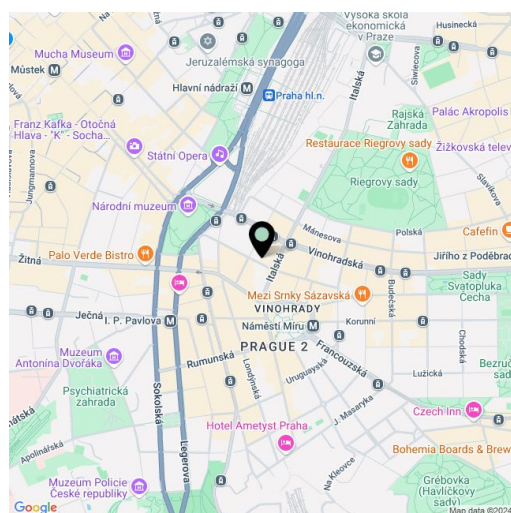
The layout of the 2nd floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and loggia, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces south towards the green courtyard, while the 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 m<sup>2</sup>, loggia 6.5 m<sup>2</sup>.

For more information, please visit the project website [www.rimska34.cz](http://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)

€ 1 047 725 | CZK 26 366 000

94 m<sup>2</sup>, Prague 2, Vinohrady, Římská

# Římská

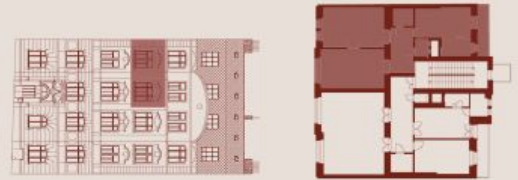
Byt č. 8 | Apt No. 8

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

- 1 Hala | Hallway 10,02 m<sup>2</sup>
- 2 Ložnice | Bedroom 24,31 m<sup>2</sup>
- 3 Obývací pokoj | Living room 23,96 m<sup>2</sup>
- 4 Koupelna | Bathroom 3,44 m<sup>2</sup>
- 5 Ložnice | Bedroom 16,18 m<sup>2</sup>
- 6 Koupelna | Bathroom 5,08 m<sup>2</sup>
- 7 WC | WC 2,27 m<sup>2</sup>

Užitná plocha | Usable area 85,26 m<sup>2</sup>  
Podlahová plocha\* | Floor area\* 94,40 m<sup>2</sup>  
8 Lodžie | Balcony 6,50 m<sup>2</sup>  
Celková plocha | Total area 100,90 m<sup>2</sup>

# XXXXXXXXIV



\*Podlahová plocha bytu je vypočtená v rozlohu, nepřijímá v úvahu plochu vnitřních stěn, plochu vnitřních dveří, plochu balkonů a teras. Plocha podlahy vyznačená červenou čarou odpovídá plošné výměře. Pro výpočet celkové podlahové plochy jsou vloženy plochy vnitřních stěn a dveří. Plocha podlahy vyznačená červenou čarou odpovídá plošné výměře. Pro výpočet celkové podlahové plochy jsou vloženy plochy vnitřních stěn a dveří.

\*The floor area of the apartment is calculated in accordance with government legislation No. 184/2001 Coll. and does not include the floor area of all the apartment's components including the living area, and the area of the balcony and terrace. The floor area of the apartment is marked in red. The floor area of the apartment including the area of the interior walls and doors is marked in black.

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