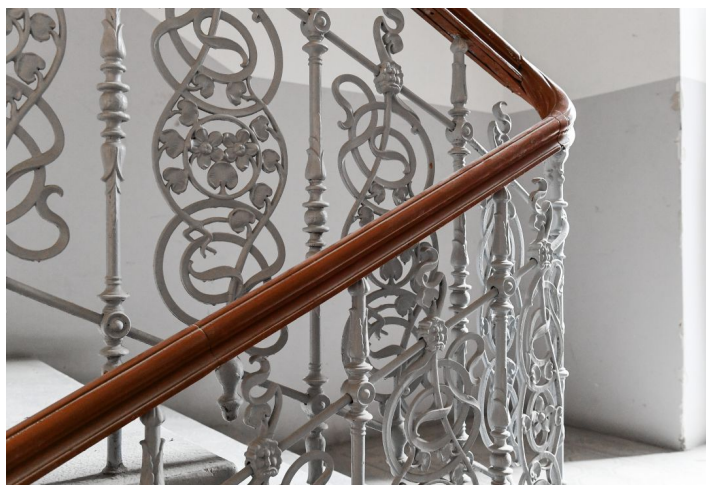
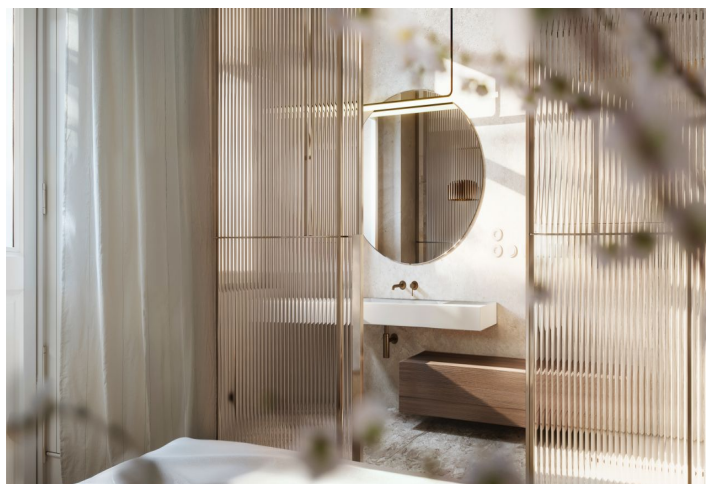




Apartment Two-bedroom (3+kk)

€ 1 363 658 | CZK 34 371 000

124 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 1 363 658 | CZK 34 371 000

124 m², Prague 2, Vinohrady, Římská

Total area	131 m ²
Floor area*	124 m ²
Loggia	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	106059

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 4th 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.

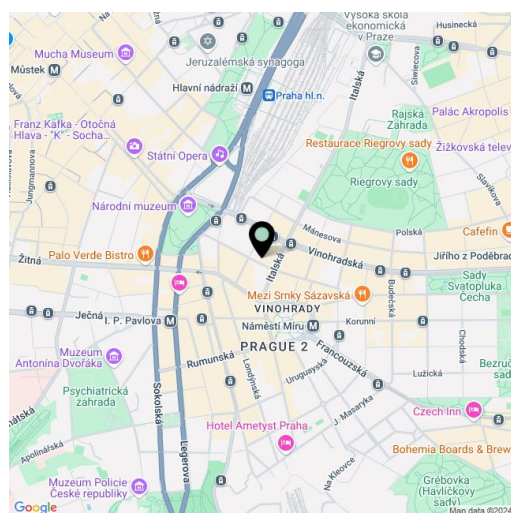
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** 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 **Havlíckovy Sady parks** offer the possibility of escaping from the hustle and bustle of the city.

Floor area 124 m², loggia 6.6 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.



Apartment Two-bedroom (3+kk)

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124 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 9 | Apt No. 9

5. NP | 4th floor 3 + kk | 2 bdr

1 Hala Hallway 16,36 m ²	2 Obývací pokoj Living room 50,26 m ²
3 Koupelna Bathroom 3,39 m ²	4 Ložnice Bedroom 18,61 m ²
5 Ložnice Bedroom 16,74 m ²	6 Koupelna Bathroom 2,90 m ²
7 Šatna Dressing room 3,37 m ²	8 WC WC 1,08 m ²
Užitná plocha Usable area 112,71 m ²	
Podlahová plocha* Floor area* 124,00 m ²	
9 Lodžie Balcony 6,60 m ²	
Celková plocha Total area 130,60 m ²	

svoboda&williams | CHRISTIE'S
EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

*Podlahová plocha bytů je uváděna v rozpisu, nepřesahuje hodnotu 0,346008180 a není-li podrobněji uvedeno jinak, znamená to celkovou podlahovou plochu včetně podlahy, stropu a stěny. Podlahová plocha nezahrnuje plochu střešní terasy, lodžie, balkonů a balkonů, které nejsou součástí střešní plochy. Podlahová plocha je na pozemku zahrnutá v rozpisu.

*The floor area of the apartment is calculated in accordance with Government Regulation No. 146/2001 Coll. and consists of the floor area of all the apartment components including the floor area of the external land-bearing and structural elements. The floor area does not include the area of the roof terrace, balcony, and the area of the external part of the floor and the area of the balcony. The floor area is included in the plot plan.