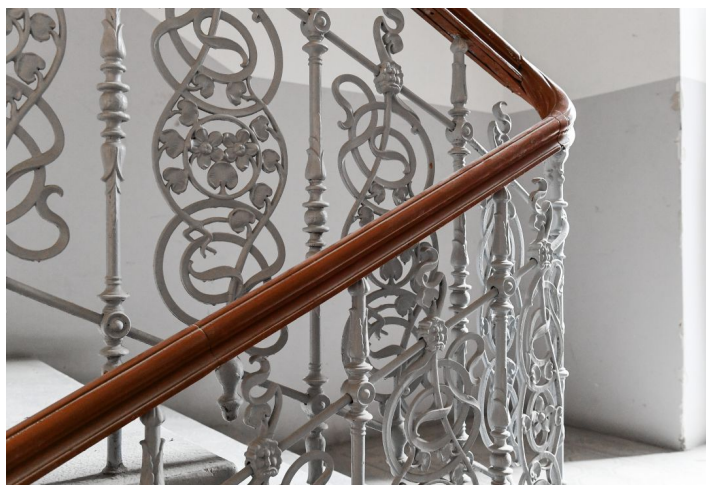
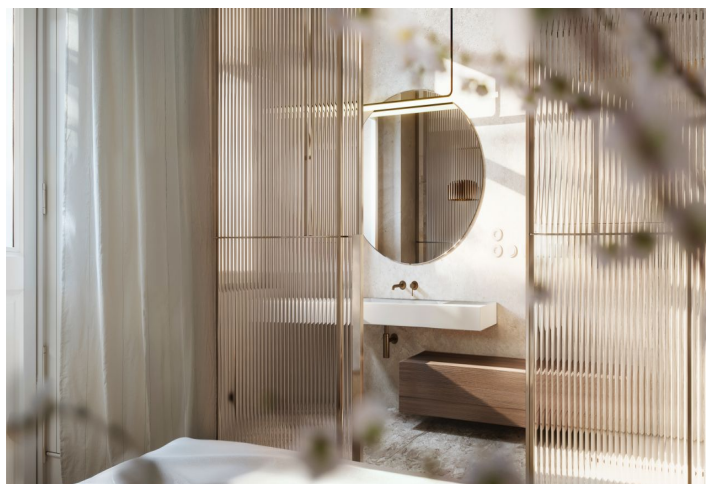




## Apartment Two-bedroom (3+kk)

€ 1 359 075 | CZK 34 371 000

124 m<sup>2</sup>, Praha 2, Vinohrady, Římská





## Apartment Two-bedroom (3+kk)

€ 1 359 075 | CZK 34 371 000

124 m<sup>2</sup>, Praha 2, Vinohrady, Římská

Total area	131 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
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.

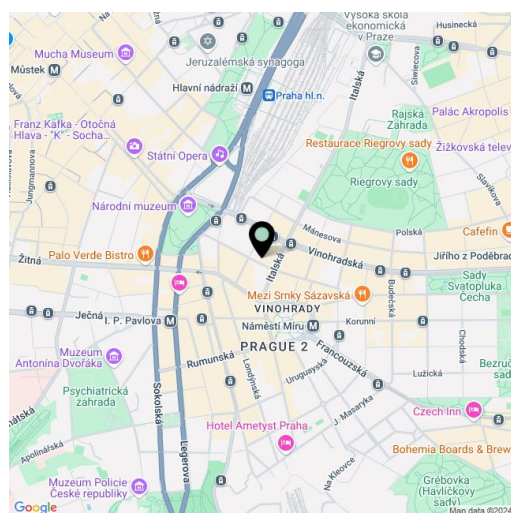
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** 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 m<sup>2</sup>, loggia 6.6 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)

€ 1 359 075 | CZK 34 371 000

124 m<sup>2</sup>, Praha 2, Vinohrady, Římská

Římská

Byt č. 9 | Apt No. 9

5. NP | 4th floor    3 + kk | 2 bdrn

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

**svoboda&williams | CHRISTIE'S**  
EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION  
PRAHA, PRAHA 2, VINOHRADY, ŘÍMSKÁ 124/100