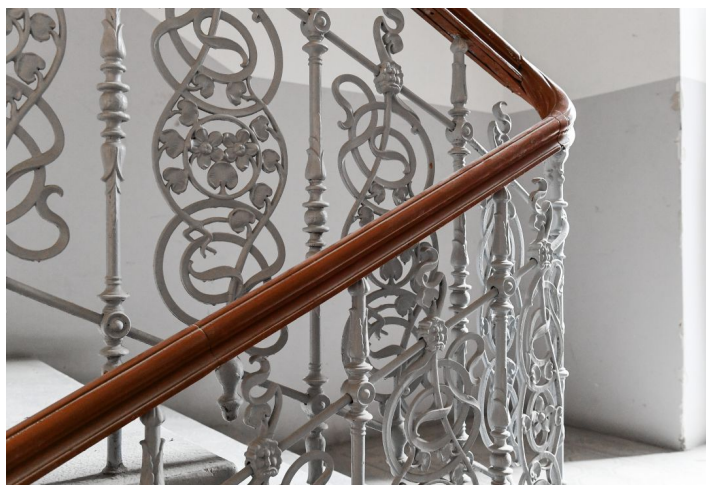
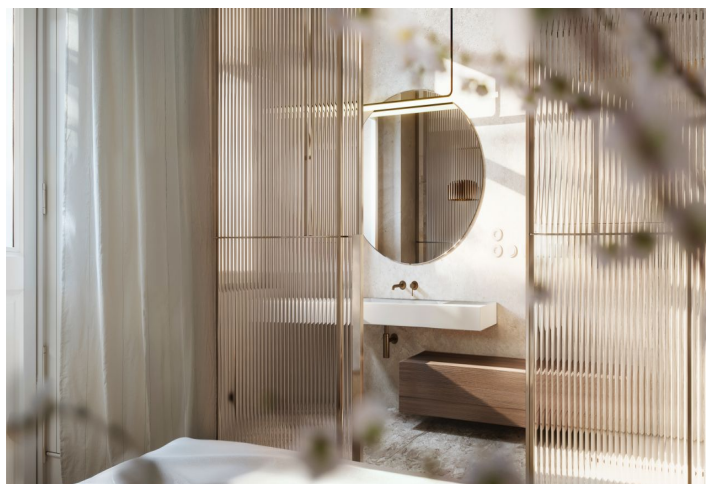




Apartment Two-bedroom (3+kk)

€ 1 082 867 | CZK 27 272 000

94 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 1 082 867 | CZK 27 272 000

94 m², Prague 2, Vinohrady, Římská

Total area	101 m ²
Floor area*	94 m ²
Loggia	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	106060

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.

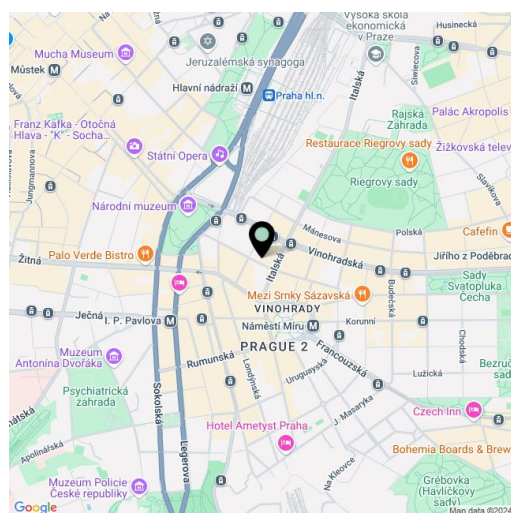
The layout of the 4th floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 94.1 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.



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Římská

Byt č. 10 | Apt No. 10

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

1	Hala Hallway	10,02 m ²	
2	Ložnice Bedroom	24,62 m ²	
3	Obývací pokoj Living room	24,28 m ²	
4	Koupelna Bathroom	3,44 m ²	
5	Ložnice Bedroom	16,17 m ²	
6	Koupelna Bathroom	5,08 m ²	
7	WC WC	2,27 m ²	
Užitná plocha Usable area		85,88 m²	
Podlahová plocha* Floor area*		94,10 m²	
8	Lodžie Balcony	6,60 m ²	
Celková plocha Total area		100,70 m²	

* Podlahová plocha bytů je vypočtena v souladu s platnými předpisy ČR. Všechny plochy bytů a veškeré plochy v rámci bytového bloku jsou vypočteny podle měřičů č. 100/2013 Sb. a 100/2014 Sb. s použitím standardních metod měření. Plochy v rámci bytového bloku jsou vypočteny podle měřičů č. 100/2013 Sb. a 100/2014 Sb. s použitím standardních metod měření. Plochy v rámci bytového bloku jsou vypočteny podle měřičů č. 100/2013 Sb. a 100/2014 Sb. s použitím standardních metod měření.

** The floor area of the apartment is calculated in accordance with Government Regulation No. 100/2013 Coll. and Decree of the Ministry of the Interior of the Czech Republic No. 100/2014 Coll. on the basis of standard methods of measurement. The floor area of the apartment is calculated in accordance with Government Regulation No. 100/2013 Coll. and Decree of the Ministry of the Interior of the Czech Republic No. 100/2014 Coll. on the basis of standard methods of measurement.

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