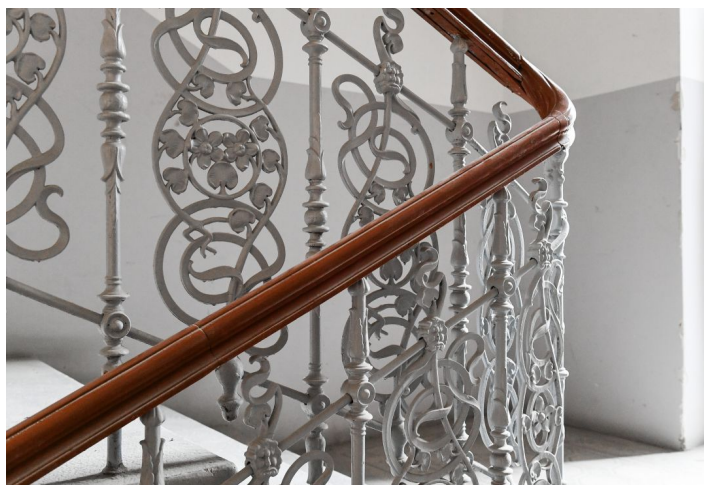
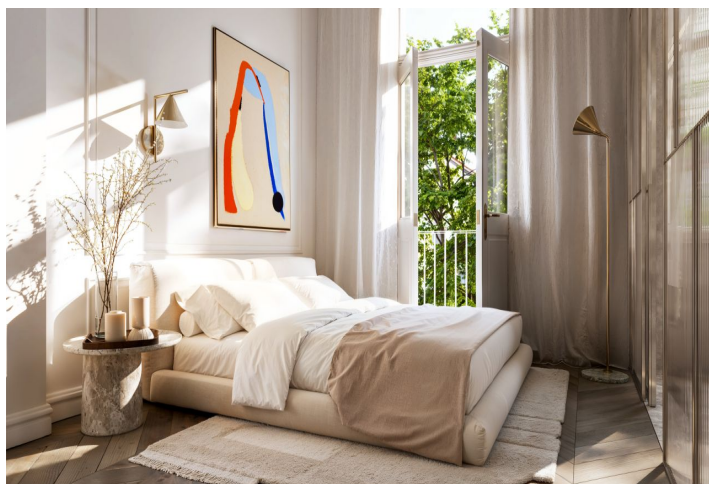




Apartment Two-bedroom (3+kk)

€ 1 083 727 | CZK 27 272 000

94 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 1 083 727 | 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.

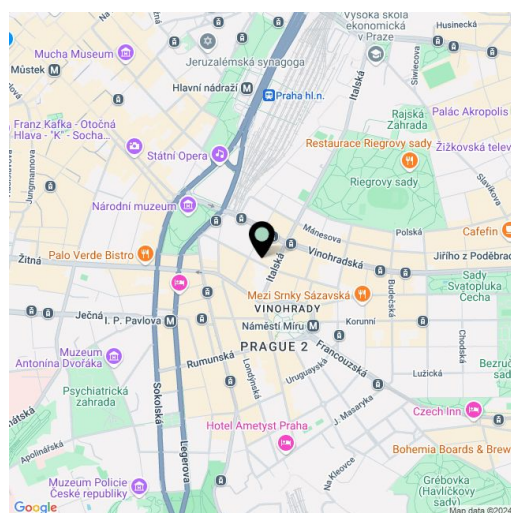
The layout of the 4th floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and loggia, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 **Riegrový 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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94 m², Prague 2, Vinohrady, Římská

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. *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's constituent parts, including the floor area of all external land-levelling and other-levelling structures. The floor area of the balcony is not included in the floor area of the apartment. The floor area of the balcony is not included in the floor area of the apartment. The floor area of the balcony is not included in the floor area of the apartment.

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