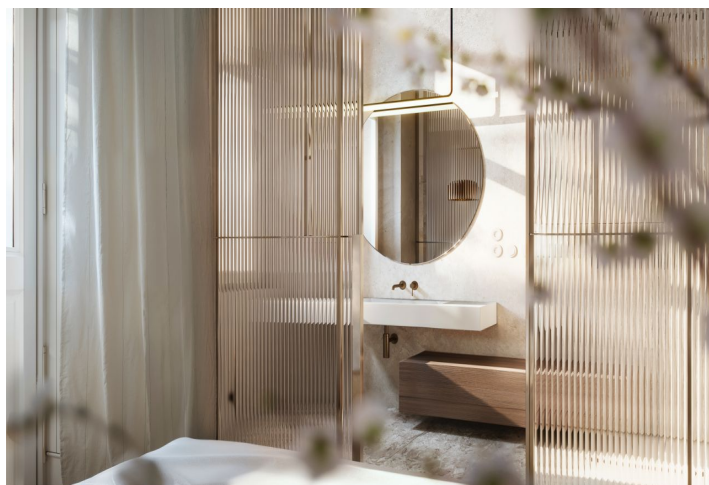
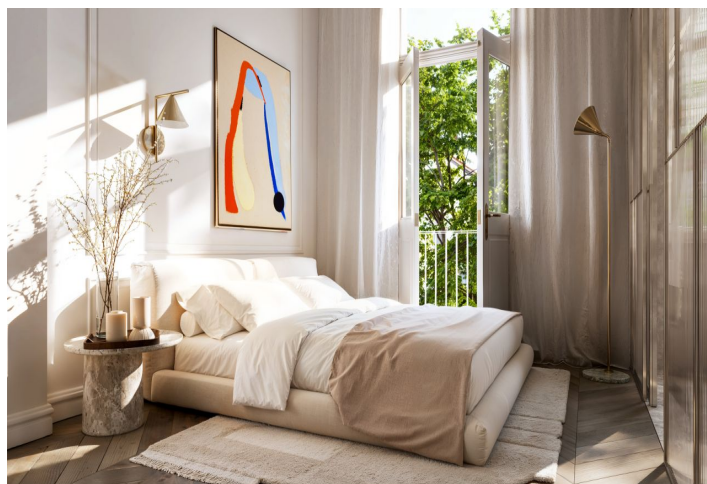


## Apartment Two-bedroom (3+kk)

€ 930 348 | CZK 23 268 000

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





## Apartment Two-bedroom (3+kk)

€ 930 348 | CZK 23 268 000

94 m², Prague 2, Vinohrady, Římská

Total area	100 m²
Floor area*	94 m²
Loggia	7 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	105934

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.

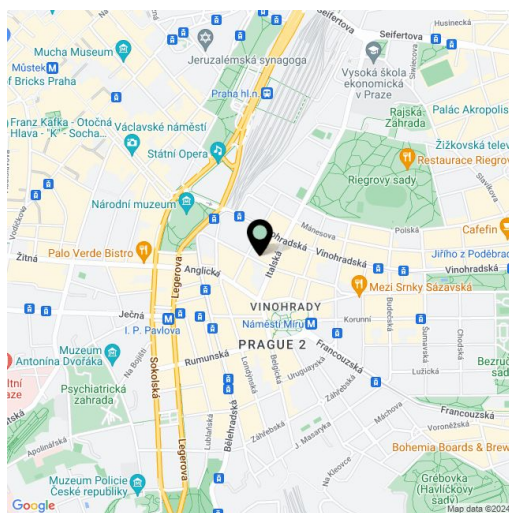
The layout of the 1st floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and loggia, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces south towards the green courtyard, while the 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 93.6 m², loggia 6.7 m².

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)

€ 930 348 | CZK 23 268 000

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

Římská

Byt č. 4 | Apt No. 4

2. NP | 1st floor      3 + kk | 2 bdrm

1    Hala   Hallway	10,02 m <sup>2</sup>
2    Ložnice   Bedroom	24,35 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	15,90 m <sup>2</sup>
6    Koupelna   Bathroom	4,94 m <sup>2</sup>
7    WC   WC	2,20 m <sup>2</sup>
<b>Užitná plocha   Usable area</b>	<b>84,81 m<sup>2</sup></b>
<b>Podlahová plocha*   Floor area*</b>	<b>93,60 m<sup>2</sup></b>
8    Lodžie   Balcony	6,70 m <sup>2</sup>
<b>Celková plocha   Total area</b>	<b>100,30 m<sup>2</sup></b>

\* Podlahová plocha bydlivého prostoru v souladu s Městským nařízením č. 136/2019 Sb. a není v podstatě přesně reprezentována tímto schématem. Pro přesnější zobrazení podlahové plochy je nutné vzít v úvahu skutečnou výškovou úroveň podlahy, výškovou úroveň stropu, výškovou úroveň hladiny vody, výškovou úroveň stropních konstrukcí a výškovou úroveň podlahových konstrukcí. Podlahová plocha bydlivého prostoru v souladu s Městským nařízením č. 136/2019 Sb. a není v podstatě přesně reprezentována tímto schématem. Pro přesnější zobrazení podlahové plochy je nutné vzít v úvahu skutečnou výškovou úroveň podlahy, výškovou úroveň stropních konstrukcí a výškovou úroveň podlahových konstrukcí.

\* The floor area of the apartment is calculated in accordance with Government Regulation No. 136/2019 Coll. and does not exactly represent the floor area of the apartment. For a more accurate representation of the floor area, it is necessary to take into account the actual level of the floor, the level of the ceiling, the level of the water level, the level of the ceiling construction and the level of the floor construction. The floor area of the apartment in accordance with Government Regulation No. 136/2019 Coll. and does not exactly represent the floor area of the apartment. For a more accurate representation of the floor area, it is necessary to take into account the actual level of the floor, the level of the ceiling, the level of the water level, the level of the ceiling construction and the level of the floor construction.

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