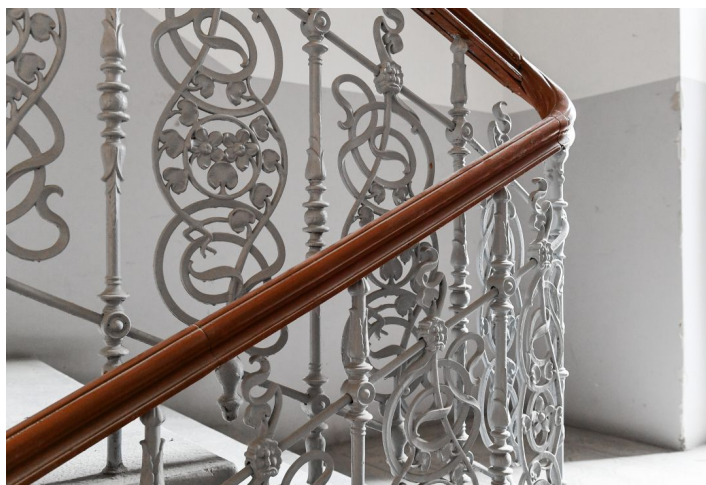
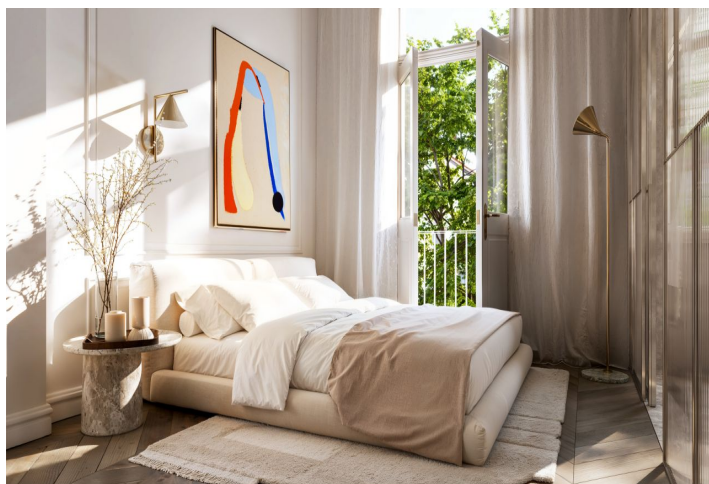


Apartment Two-bedroom (3+kk)

€ 1 090 444 | CZK 27 272 000

94 m², Prague 2, Vinohrady, Římská



Apartment Two-bedroom (3+kk)

€ 1 090 444 | 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.

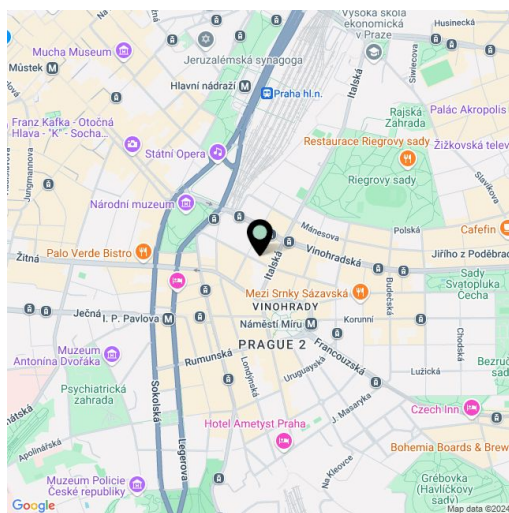
The layout of the 4th floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and loggia, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**,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

Apartment Two-bedroom (3+kk)

€ 1 090 444 | CZK 27 272 000

94 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 10 | Apt No. 10

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

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 m²

Celková plocha | Total area 100,70 m²

XXXXIV

0 1 m 2 m 5 m

* 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 skutečný tvar a výškový profil stropu, výškovou zátěž stropu, výškovou nadměrnou výšku stropu a výškovou zátěž stropu. Výškovou zátěž stropu a výškovou nadměrnou výšku stropu lze zjistit pouze ušetřením stropní plochy stropu.

* 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 of the apartment, it is necessary to take into account the actual shape and height profile of the ceiling, the ceiling load, the ceiling height and the ceiling height. The ceiling load and the ceiling height can be determined only by measuring the ceiling area.

svoboda&williams

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