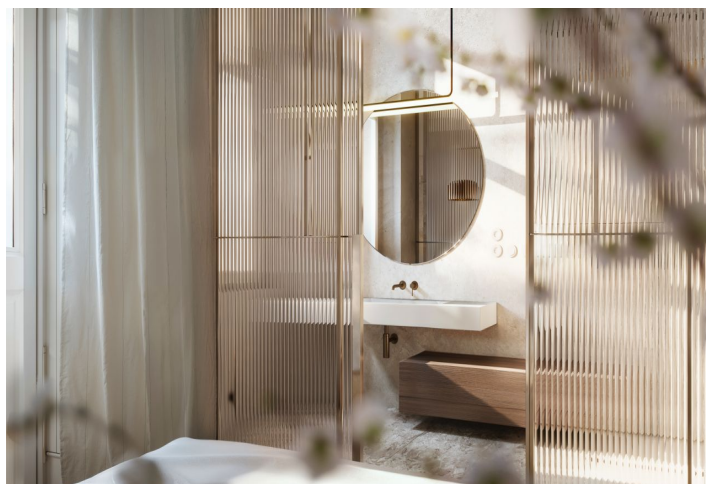
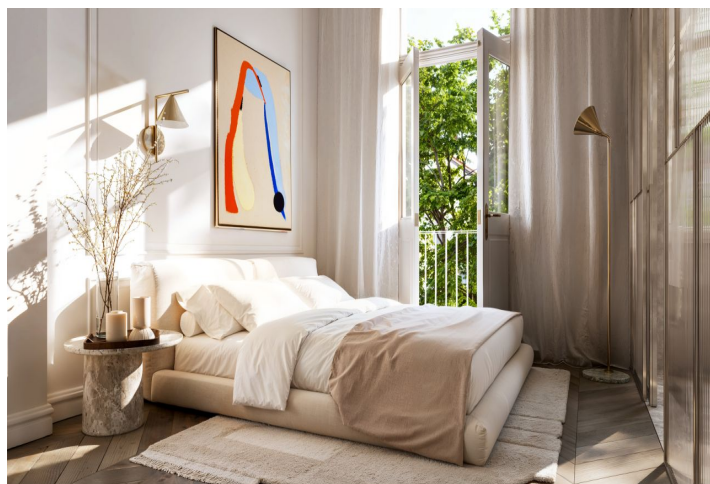




Apartment Two-bedroom (3+kk)

Sold

123 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

Sold

123 m², Prague 2, Vinohrady, Římská

Total area	130 m²
Floor area*	123 m²
Loggia	7 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	105933

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 1st 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.

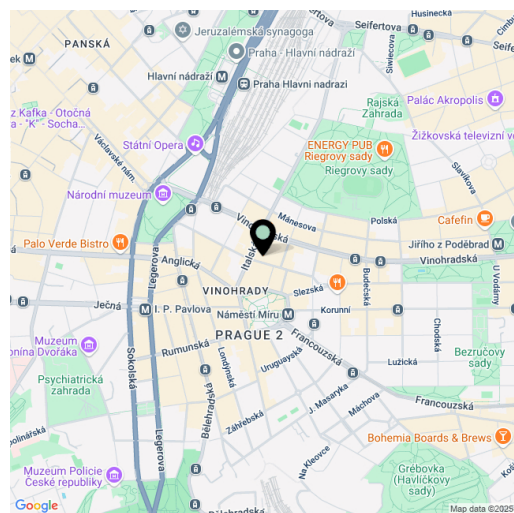
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** 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 Fondovale 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 **Riegrový Sady** or the nearby **Havlíčkovy Sady parks** offer the possibility of escaping from the hustle and bustle of the city.

Floor area 122.8 m², loggia 7.1 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)

Sold

123 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 3 | Apt No. 3

2. NP | 1st floor3 + kk | 2 bdrm

1	Hala Hallway	16,36 m²
2	Obývací pokoj Living room	49,18 m²
3	Koupelna Bathroom	3,39 m²
4	Ložnice Bedroom	17,87 m²
5	Ložnice Bedroom	16,09 m²
6	Koupelna Bathroom	3,11 m²
7	Šatna Dressing room	3,08 m²
8	WC WC	1,08 m²

Užitná plocha | Usable area

Podlahová plocha* | Floor area*

110,16 m²

122,80 m²

9	Ložnice Balcony	7,10 m²
---	-------------------	---------

Celková plocha | Total area

129,90 m²

01 m2 m5 m

1

2

3

4

5

6

7

8

9

1

2

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Prague

Brno

Bratislava

PDF created

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
30. 01. 2026, 09:07