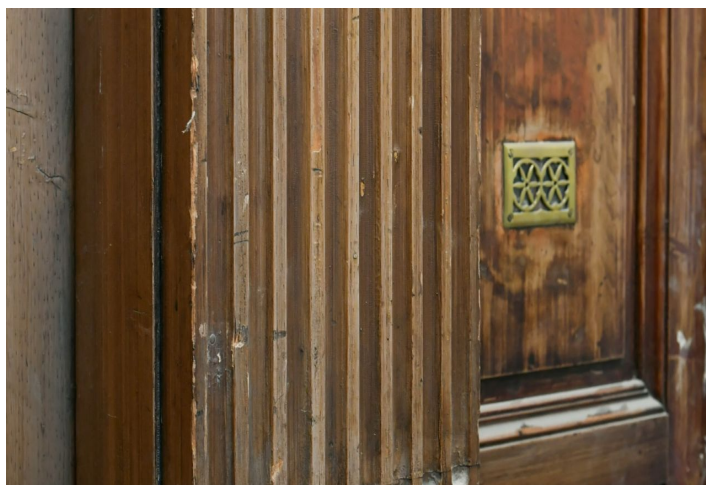
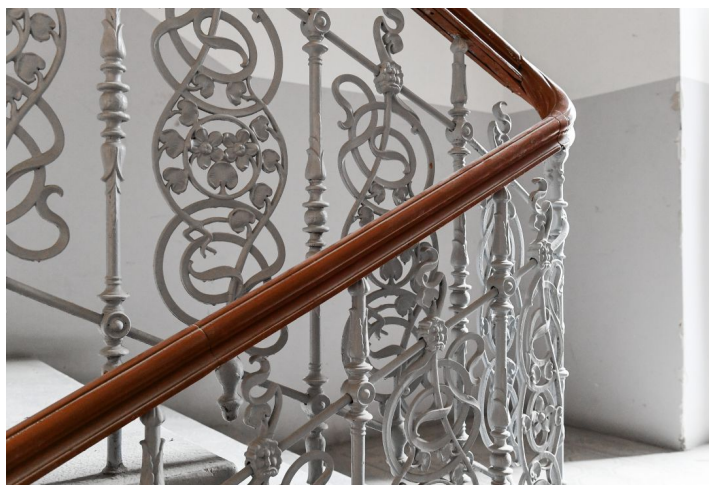
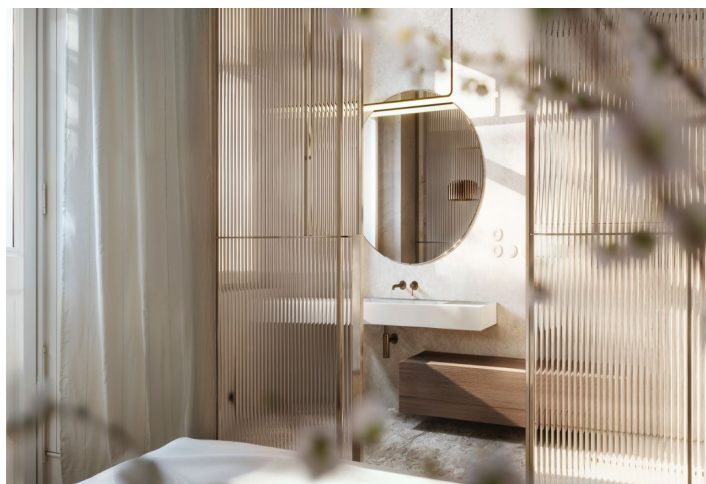
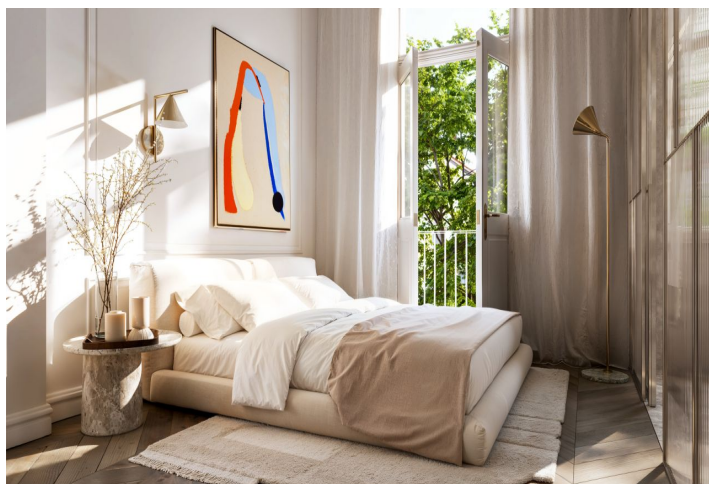
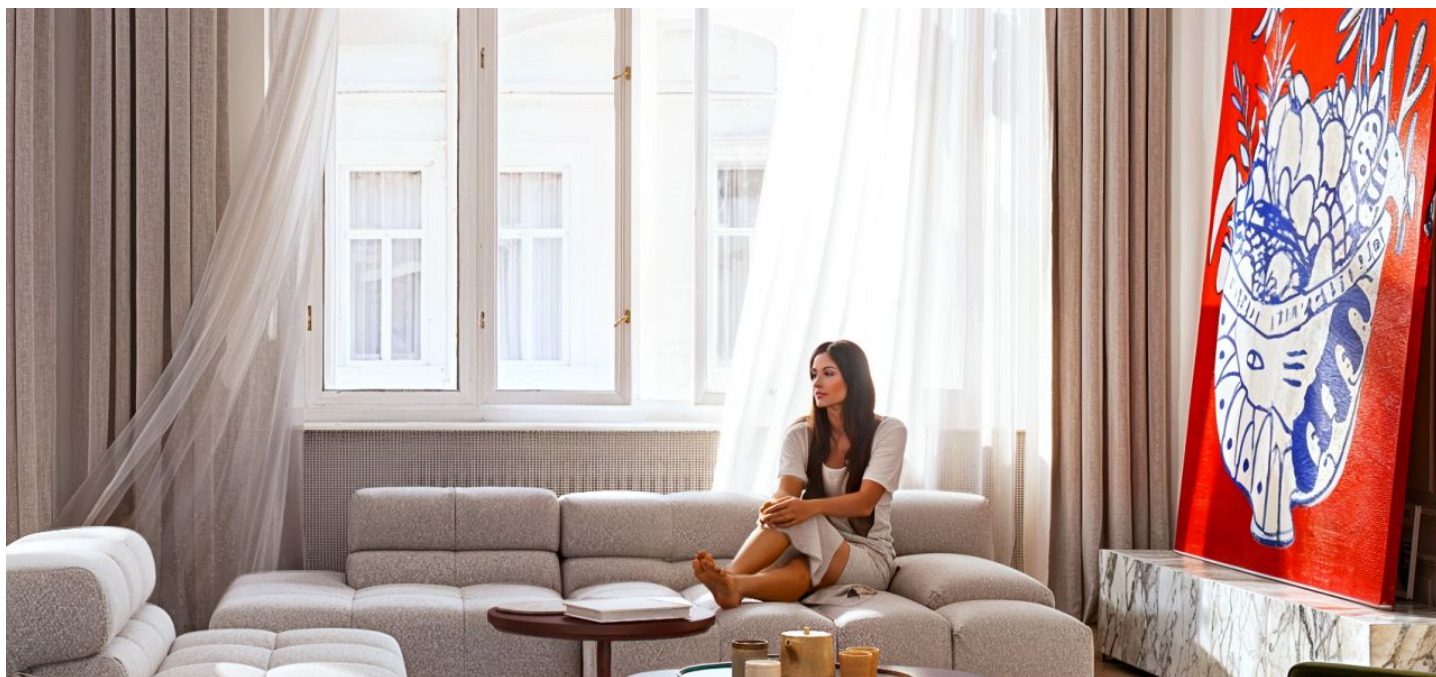




## Apartment One-bedroom (2+kk)

€ 730 878 | CZK 18 220 800

67 m², Prague 2, Vinohrady, Římská





## Apartment One-bedroom (2+kk)

€ 730 878 | CZK 18 220 800

67 m², Prague 2, Vinohrady, Římská

Total area	73 m²
Floor area*	67 m²
Loggia	6 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	106055

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.

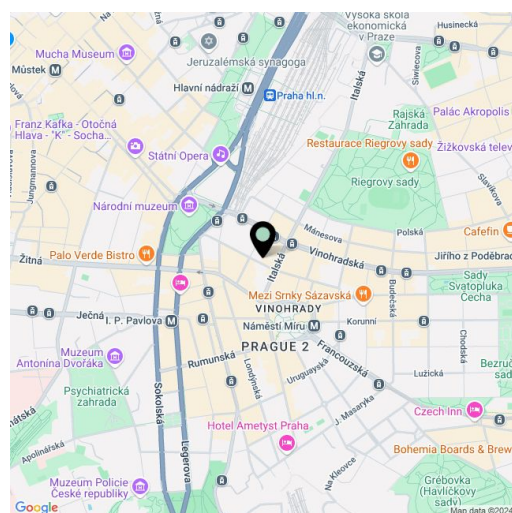
The layout of the 2nd floor apartment offers a living room with a preparation for a kitchen, a bedroom with a **loggia** and a work corner, a second bedroom, a bathroom (with a bathtub and toilet), a separate toilet with a washing machine, and an entrance hall. The bedroom with a loggia faces **south** towards the **green courtyard**, while the living room is **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 67.3 m², loggia 6.1 m².

For more information, please visit the project website [www.rimska34.cz/en](http://www.rimska34.cz/en)



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



# Apartment One-bedroom (2+kk)

€ 730 878 | CZK 18 220 800

67 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 6 | Apt No. 6

3. NP | 2nd floor    2 + kk | 1 bdrm

1	Hala   Hallway	10.02 m²
2	Obývací pokoj   Living room	24.00 m²
3	Koupelna   Bathroom	3.44 m²
4	Ložnice   Bedroom	21.54 m²
5	WC   WC	2.27 m²
Užitná plocha   Usable area		61.27 m²
Podlahová plocha*   Floor area*		67.03 m²
6	Lodžie   Balcony	6.10 m²
Celková plocha   Total area		73.13 m²

XXXXIV

0    1 m    2 m    5 m

\* Podlahová plocha byla vypočtena v souladu s Měřítkem měřítka 1:100 (201) a je zobrazena jako orientační údaj. Pro přesnější informace o podlahové ploše a o celkové ploše se doporučuje konzultovat s makléřem.

\* The floor area of the apartment is calculated in accordance with Government Regulation No. 146/2011 Coll. and is intended as an orientation only. For more precise information about the floor area and the total area, it is recommended to consult with the broker.

svoboda&williams

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

CHRISTIE'S  
INTERNATIONAL REAL ESTATE