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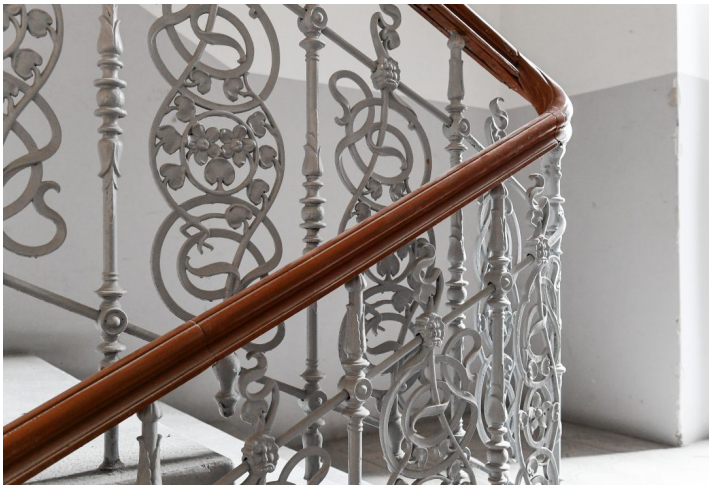
Apartment Two-bedroom (3+kk)

Sold

124 m², Prague 2, Vinohrady, Římská



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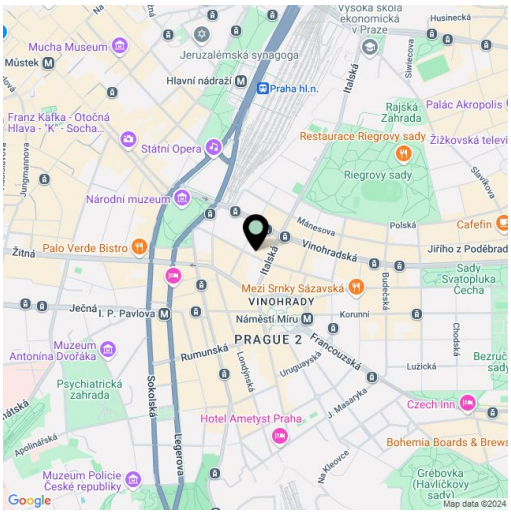
Apartment Two-bedroom (3+kk)

Sold

124 m², Prague 2, Vinohrady, Římská

Total area	130 m²
Floor area*	124 m²
Loggia	7 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	106056



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

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 3rd 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 Fondovalle 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 **Riegrovy Sady** or the nearby **Havlíčkovy Sady parks** offer the possibility of escaping from the hustle and bustle of the city.

Floor area 123.6 m², loggia 6.8 m².

For more information, please visit the project website www.rimska34.cz.

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Apartment Two-bedroom (3+kk)

Sold

124 m², Prague 2, Vinohrady, Římská

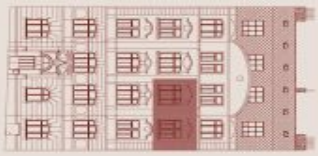
Římská XXXIV

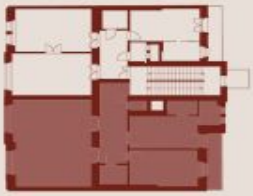
Byt č. 7 | Apt No. 7

4. NP | 3rd floor — 3 + kk | 2 bdrm

1	Hala | Hallway	16,36 m²
2	Obývací pokoj | Living room	49,65 m²
3	Koupelna | Bathroom	3,38 m²
4	Ložnice | Bedroom	18,34 m²
5	Ložnice | Bedroom	16,50 m²
6	Koupelna | Bathroom	2,82 m²
7	Šatna | Dressing room	3,26 m²
8	WC | WC	1,08 m²
	Užitná plocha | Usable area	**111,39 m²**
	Podlahová plocha* | Floor area*	**123,60 m²**
9	Lodžie | Balcony	6,80 m²
	Celková plocha | Total area	**130,40 m²**

0 1m 2m 5m





* Podlahová plocha bytu je vypočítána v souladu s Nařízením vlády č. 366/2013 Sb. a není jí podorysná plocha všech místností bytu včetně půdorysné plochy všech svislých nosných i nenosných konstrukcí uvnitř bytu. Developer projektu Římská 34 si vyhrazuje právo na změny. Vyobrazené zařízení (např. nábytek, kuchyňská linka apod.) nemusí uvedené standardy nebo součásti dodávky a má pouze ilustrativní charakter.

* The floor area of the apartments is calculated in accordance with Government Regulation No. 366/2013 Coll. and consists of the floor area of all the apartment's rooms including the floor area of all vertical load-bearing and non-load-bearing structures inside it. The developer of the Římská 34 residential project reserves the right to make any changes. The furnishings shown (e.g. furniture, kitchen, etc.) that do not conform to the listed standards are not part of the offer and are for illustrative purposes only.

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