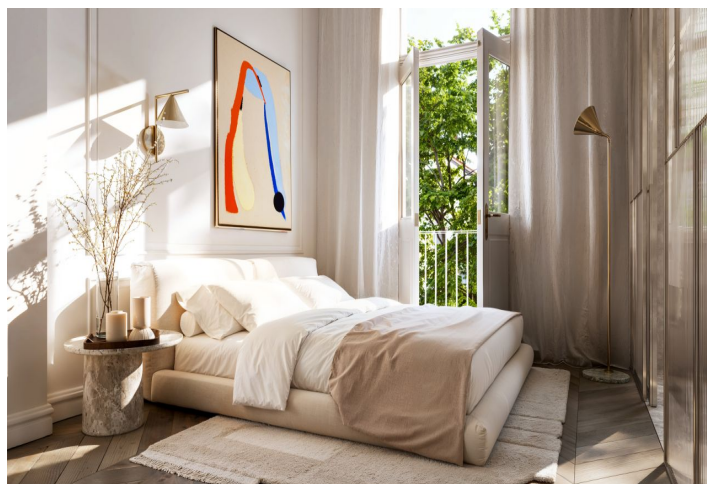




## Apartment Two-bedroom (3+kk)

€ 1 045 233 | CZK 26 366 000

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





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Total area	101 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	106057

**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.**

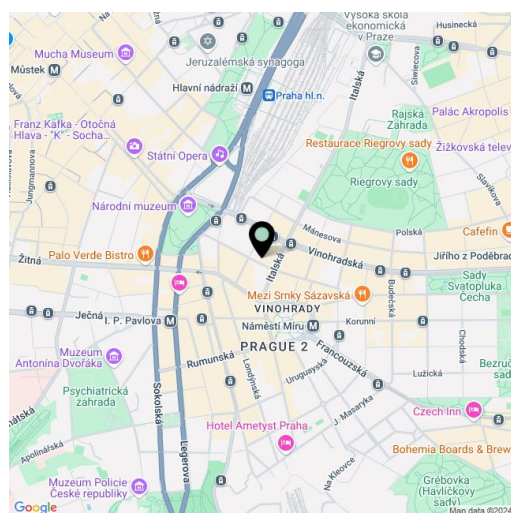
The layout of the 2nd floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 94.4 m<sup>2</sup>, loggia 6.5 m<sup>2</sup>.

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)

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

Římská

Byt č. 8 | Apt No. 8

4. NP | 3rd floor    3 + kk | 2 bdrm

1	Hala   Hallway	10,02 m <sup>2</sup>
2	Ložnice   Bedroom	24,31 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	16,18 m <sup>2</sup>
6	Koupelna   Bathroom	5,08 m <sup>2</sup>
7	WC   WC	2,27 m <sup>2</sup>
<b>Užitná plocha   Usable area</b>		<b>85,26 m<sup>2</sup></b>
<b>Podlahová plocha*   Floor area*</b>		<b>94,40 m<sup>2</sup></b>
8	Lodžie   Balcony	6,50 m <sup>2</sup>
<b>Celková plocha   Total area</b>		<b>100,90 m<sup>2</sup></b>

\*Podlahová plocha bytů je vypočtena v souladu s platnými předpisy. 0,34x0,08 m je vnitřní podlahová plocha každého z nich. Podlahová plocha bytů je vypočtena v souladu s platnými předpisy. 0,34x0,08 m je vnitřní podlahová plocha každého z nich. Podlahová plocha bytů je vypočtena v souladu s platnými předpisy. 0,34x0,08 m je vnitřní podlahová plocha každého z nich.

\*The floor area of the apartment is calculated in accordance with government legislation No. 184/2001 Coll. and consists of the floor area of all the apartment components including the floor area of the external land-bearing and structural elements. The floor area of the external land-bearing and structural elements is not included in the floor area of the apartment. The floor area of the external land-bearing and structural elements is not included in the floor area of the apartment.

**svoboda&williams** | CHRISTIE'S  
INTERNATIONAL REAL ESTATE