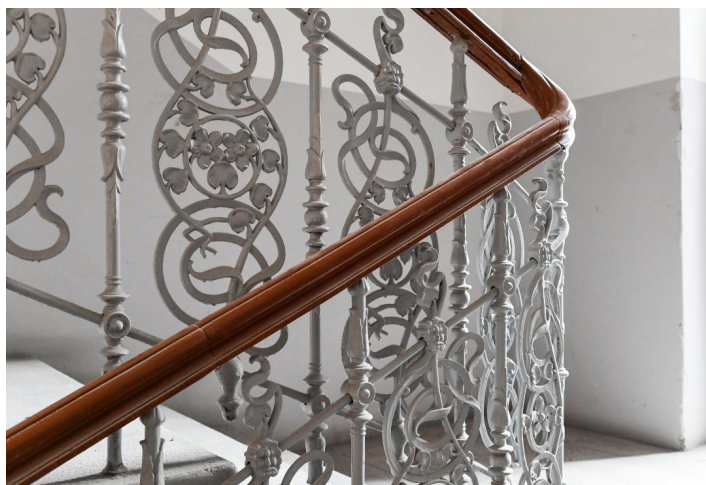
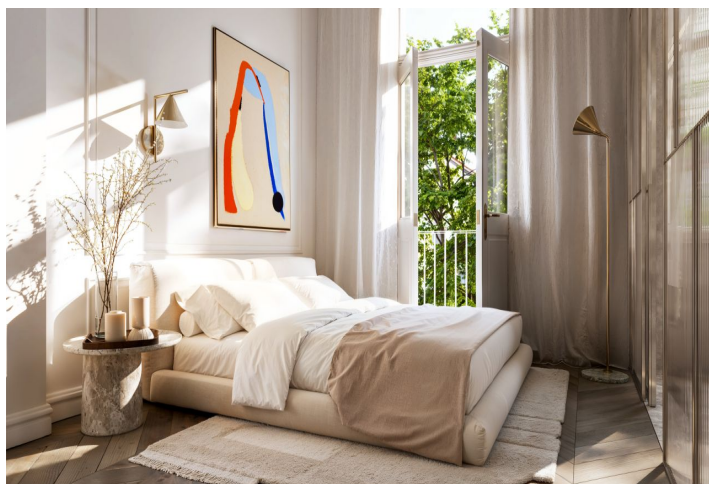




Apartment Two-bedroom (3+kk)

€ 1 376 767 | CZK 34 371 000

124 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 1 376 767 | CZK 34 371 000

124 m², Prague 2, Vinohrady, Římská

Total area	131 m ²
Floor area*	124 m ²
Loggia	7 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	106059

An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 4th 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.

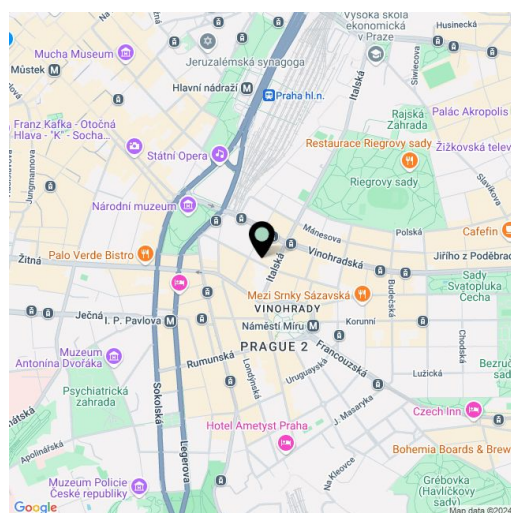
The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe**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

Floor area 124 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)

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124 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 9 | Apt No. 9

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

1	Hala Hallway	16,36 m ²
2	Obývací pokoj Living room	50,26 m ²
3	Koupelna Bathroom	3,39 m ²
4	Ložnice Bedroom	18,61 m ²
5	Ložnice Bedroom	16,74 m ²
6	Koupelna Bathroom	2,90 m ²
7	Šatna Dressing room	3,37 m ²
8	WC WC	1,08 m ²
Užitná plocha Usable area		112,71 m²
Podlahová plocha* Floor area*		124,00 m²
9	Lodžie Balcony	6,60 m ²
Celková plocha Total area		130,60 m²

*Podle zákona o evidenci vnitřní architektury (§ 45 odst. 2 zákona č. 258/2001 Sb., o obecných předpisech pro výkon státní správy ve věcech stavebního práva, ve znění pozdějších předpisů) je vložen tento výkres objektu do veřejné databáze projektů Úřadu státního architektonického dohledu a inspekce.

*The floor area of the apartment is calculated in accordance with Government Regulation No. 146/2001 Coll. and consists of the floor area of all the apartment's rooms including the area of the balcony. The floor area of the apartment is calculated in accordance with the provisions of the Building Act, in force since 1.1.2006. The floor area of the apartment is not part of the other and are the apartment's purposes only.

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