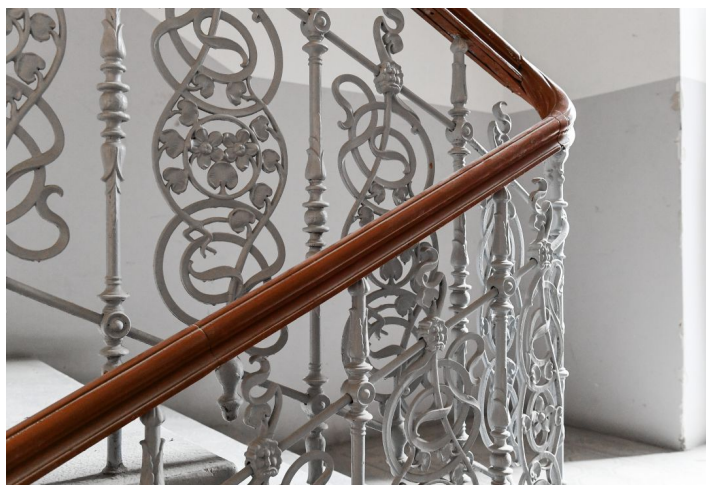
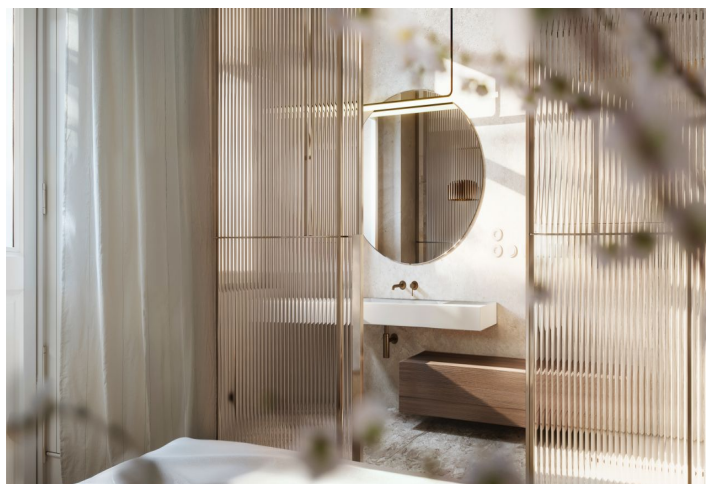




## Apartment Two-bedroom (3+kk)

€ 1 092 409 | CZK 27 272 000

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





## Apartment Two-bedroom (3+kk)

€ 1 092 409 | CZK 27 272 000

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

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	106060

**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.**

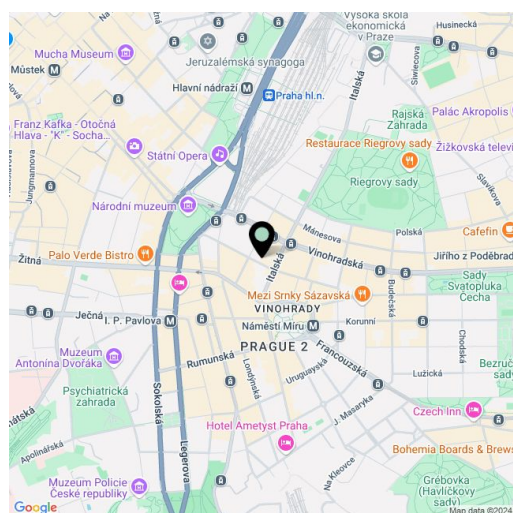
The layout of the 4th floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 94.1 m<sup>2</sup>, loggia 6.6 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)

€ 1 092 409 | CZK 27 272 000

94 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 10 | Apt No. 10

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

1	Hala   Hallway	10,02 m <sup>2</sup>
2	Ložnice   Bedroom	24,62 m <sup>2</sup>
3	Obývací pokoj   Living room	24,28 m <sup>2</sup>
4	Koupelna   Bathroom	3,44 m <sup>2</sup>
5	Ložnice   Bedroom	16,17 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>85,88 m<sup>2</sup></b>
<b>Podlahová plocha*   Floor area*</b>		<b>94,10 m<sup>2</sup></b>
8	Lodžie   Balcony	6,60 m <sup>2</sup>
<b>Celková plocha   Total area</b>		<b>100,70 m<sup>2</sup></b>

0 1 m 2 m 5 m

\* Podlahová plocha v tomto výkrese v souladu s Měřítkem vzhledy 0:300(020) St. a není v souladu s předpisem reprezentativního vzhledu. Pro srovnání s podlahovou plochou vzhledem 0:300(020) St. je třeba vzít v úvahu, že podlahová plocha v tomto výkrese je v souladu s předpisem vzhledu 0:300(020) St. a není v souladu s předpisem reprezentativního vzhledu.

\* The floor area of the apartment is calculated in accordance with Government Regulation No. 146/2013 Coll. and does not include the floor area of the apartment's common parts. The floor area of the building is calculated in accordance with the floor area of the building. The furniture shown in this illustration is for information only and does not represent the actual furniture in the apartment. The furniture shown in this illustration is for information only and does not represent the actual furniture in the apartment.