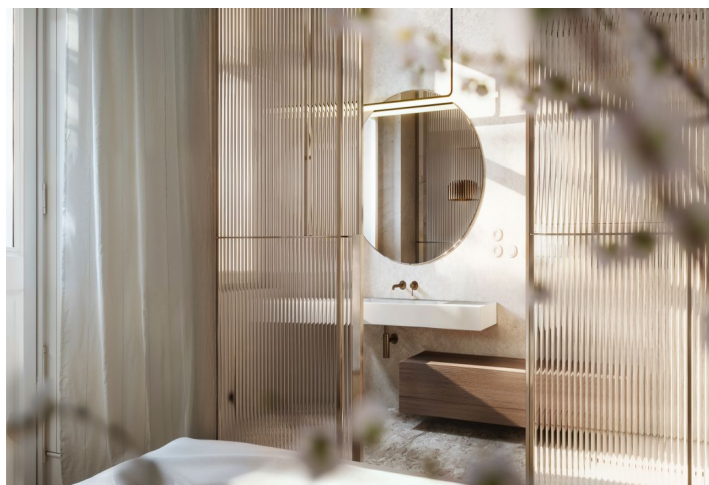
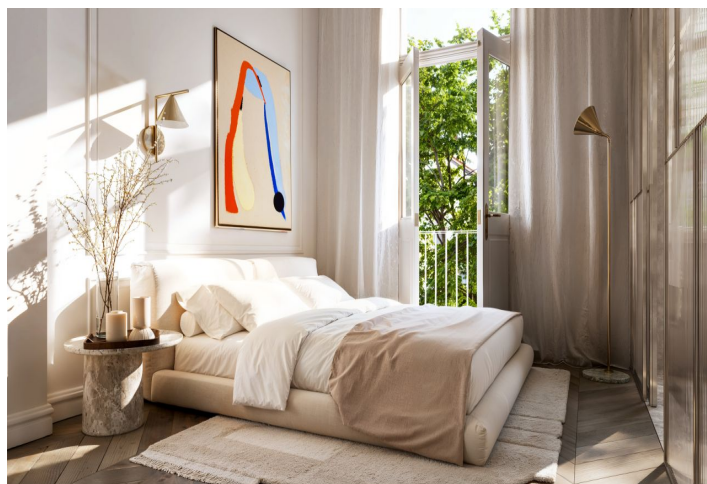




Apartment Two-bedroom (3+kk)

€ 986 212 | CZK 24 315 060

94 m², Prague 2, Vinohrady, Římská





Apartment Two-bedroom (3+kk)

€ 986 212 | CZK 24 315 060

94 m², Prague 2, Vinohrady, Římská

Total area	100 m²
Floor area*	94 m²
Loggia	7 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	105934

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.

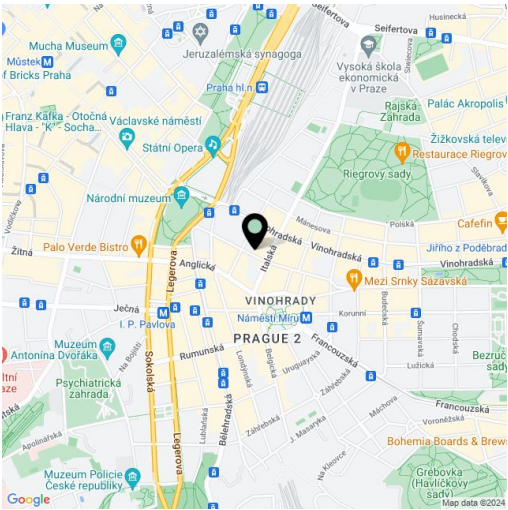
The layout of the 1st floor apartment offers a living room with a preparation for a kitchen, a master bedroom with an en-suite bathroom and **loggia**, a second bedroom, a bathroom, a separate toilet, and an entrance hall. The master bedroom with a loggia faces **south** towards the **green courtyard**, 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 **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 93.6 m², loggia 6.7 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)

€ 986 212 | CZK 24 315 060

94 m², Prague 2, Vinohrady, Římská

Římská

Byt č. 4 | Apt No. 4

2. NP | 1st floor3 + kk | 2 bdrm

1	Hala Hallway	10.02 m²
2	Ložnice Bedroom	24.35 m²
3	Obývací pokoj Living room	23.96 m²
4	Koupelna Bathroom	3.44 m²
5	Ložnice Bedroom	15.90 m²
6	Koupelna Bathroom	4.94 m²
7	WC WC	2.20 m²

Užitná plocha | Usable area

Podlahová plocha* | Floor area*

8

Lodžie | Balcony

Celková plocha | Total area

84.81 m²

93.60 m²

6.70 m²

100.30 m²

01 m2 m5 m

1

2

3

4

5

6

7

8

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01 m2 m5 m

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EXKLUZIVNÍ ZASTOUPENÍ
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svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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