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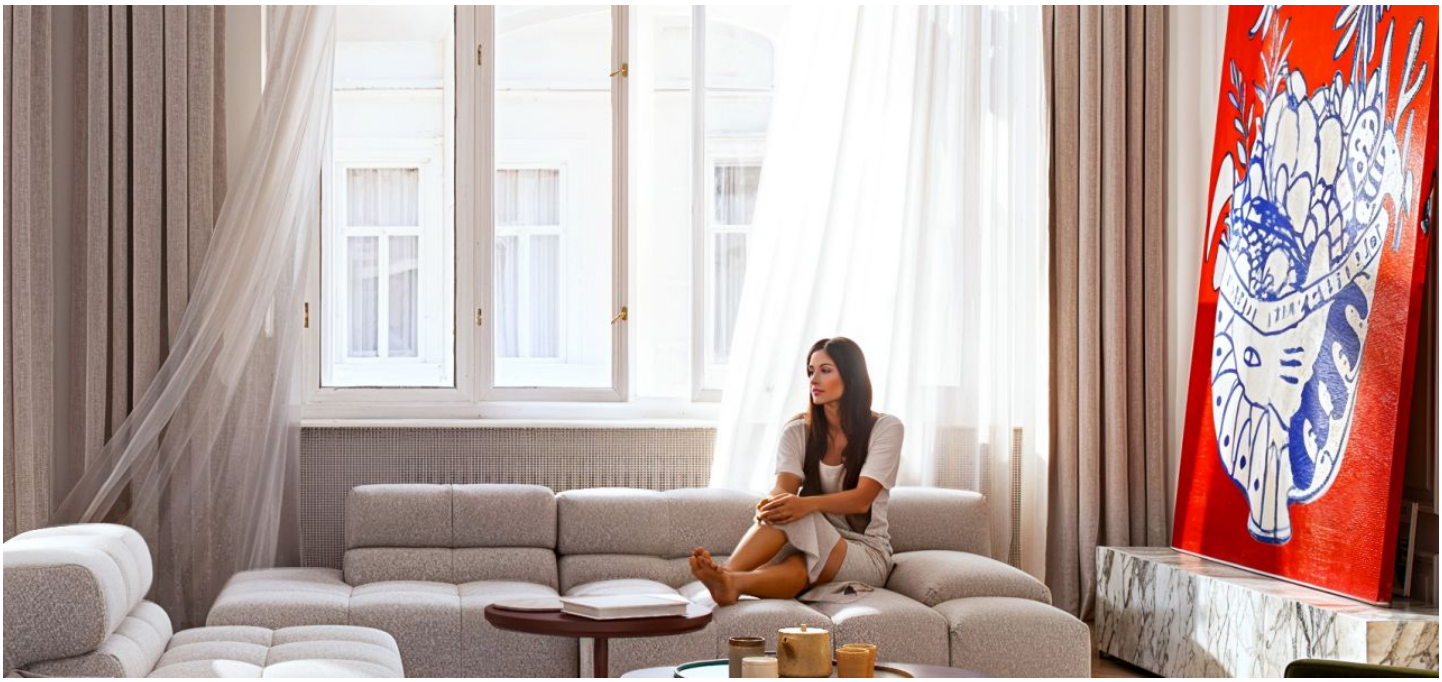
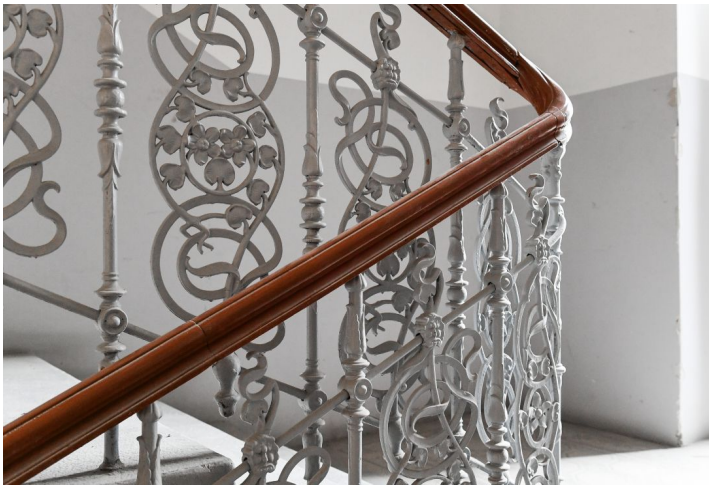
Apartment One-bedroom (2+kk)

67 m², Prague 2, Vinohrady, Římská

€ 738 731 | CZK 18 220 800





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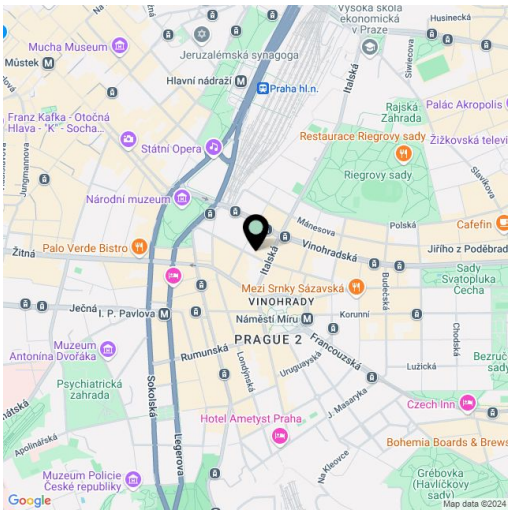
Total area	73 m²
Floor area*	67 m²
Loggia	6 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	106055



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

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 bedroom with a **loggia** and a work corner, a second bedroom, a bathroom (with a bathtub and toilet), a separate toilet with a washing machine, and an entrance hall. The bedroom with a loggia faces **south** towards the **green courtyard**, while the living room is **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 **Riegrovy Sady** or the nearby romantic **Havlíčkovy Sady** parks serve as an escape from the hustle and bustle of the city.

Floor area 67.3 m², loggia 6.1 m².

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

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Římská

Byt č. 6 | Apt No. 6

3. NP | 2nd floor — 2 + kk | 1 bdrm

1	Hala | Hallway	10,02 m²
2	Obývací pokoj | Living room	24,00 m²
3	Koupelna | Bathroom	3,44 m²
4	Ložnice | Bedroom	21,54 m²
5	WC | WC	2,27 m²
	Užitná plocha | Usable area	**61,27 m²**
	Podlahová plocha* | Floor area*	**67,03 m²**
6	Lodžie | Balcony	6,10 m²
	Celková plocha | Total area	**73,13 m²**

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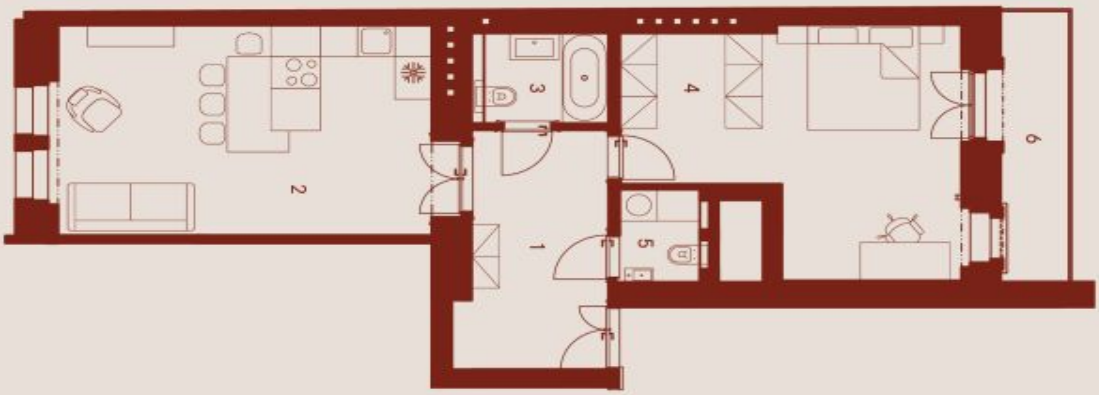

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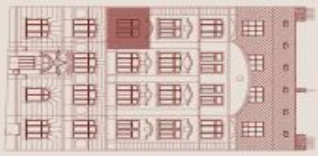

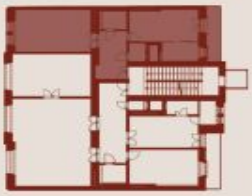

* Podlahová plocha bytu je vypočítána v souladu s Nařízením vlády č. 366/2013 Sb. a není z podorysné plochy všech místností bytu včetně půdorysné plochy všech svislých nosných i nenosných konstrukcí uvnitř bytu. Developer projektu Římská 34 si vyhrazuje právo na změny. Vyobrazené zařízení (např. nábytek, 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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