



## Retail space

109 m<sup>2</sup>, Prague 3, Žižkov, U Rajske zahrady

Sold



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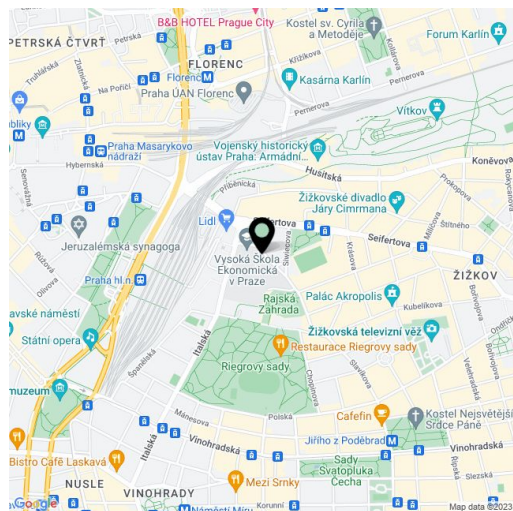
Total area	109 m <sup>2</sup>
Parking	-
PENB	D
Reference number	24447

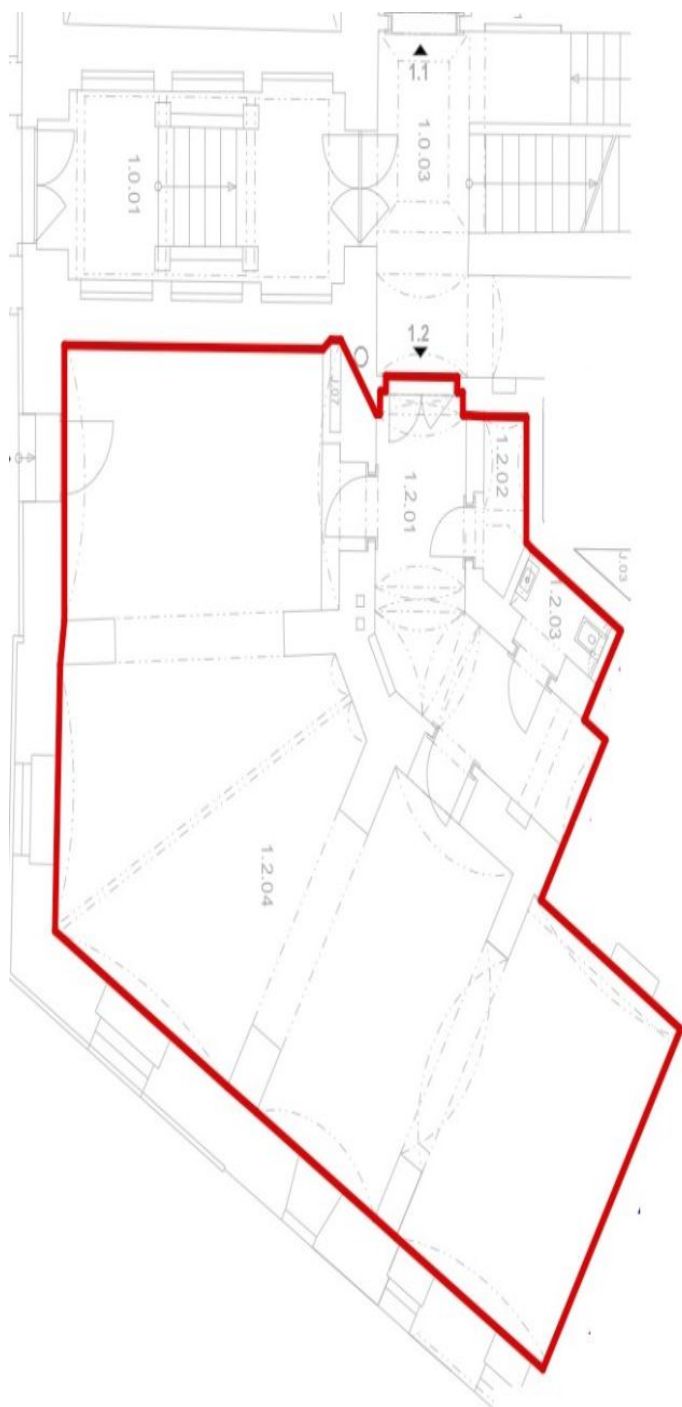
New 108.72 m<sup>2</sup> retail space in an attractive project of a complete reconstruction of an apartment building with an elevator, stylish common premises and underground parking. Designed by the renowned CAMA architectural studio, the U Rajske zahrady 2 project offers, among other things, two exclusive penthouses with spacious terraces, two apartments with private gardens and three apartments with ornamental balconies, all in the direct vicinity of a large park and with great amenities nearby.

The unit is offered in a state **shell&core** – i.e. without final surfaces and fixtures such as floors, tiles, bathrooms, kitchen or lighting. The replicas of the original casement windows in the street facade and new wooden windows in the yard facade, security and fire replicas of the original entrance doors are included. The purchase price does not include individual completion of the unit by the investor.

The residence is situated on **the border of Vinohrady**, in a highly desirable location with excellent transport links and a wide selection of services. Jiřího z Poděbrad metro station and tram stops are only a few-minutes away on foot, as well as many popular restaurants, cafes and wine bars. Riegrový Orchards and directly adjacent revitalized Rajska zahrada Park provide a wealth of opportunities for leisure activities. There are, for example, two outdoor gyms, an indoor swimming pool, a pétanque court, a playground, pingpong tables, café, and a pleasant, quiet nook with an artificial pond and a waterfall.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI
1.2.01	HALA
1.2.02	ÚKLID
1.2.03	WC
1.2.04	OBCHODNÍ PROSTOR

**NO 1.2 - 108,72 m<sup>2</sup>**