



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	52 m <sup>2</sup>
Garden	23 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	24449

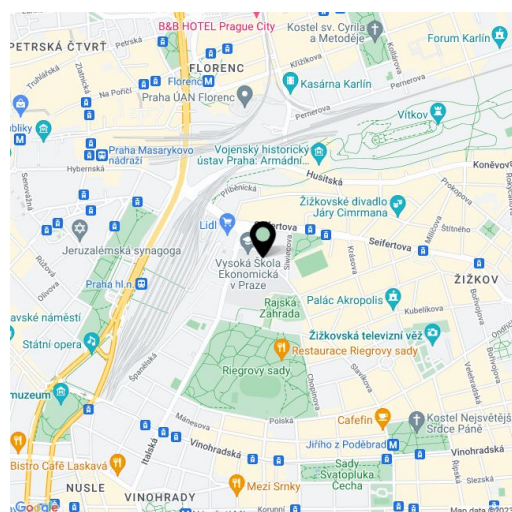
**New garden atelier situated in a completely reconstructed apartment building with an elevator, stylish common areas, and underground parking. Designed by the renowned CAMA architectural studio, the U Rajske zahrady 2 project offers, among other things, two exclusive penthouses with spacious terraces, two apartments with private gardens, and three apartments with ornamental balconies, all in the direct vicinity of a large park and with great civic amenities nearby.** Completion is scheduled for 2Q 2018.

This ground floor atelier will offer an entry hall, a guest toilet, a living room with a kitchen, and a bedroom with an en-suite bathroom. Both rooms and the hall will have access to the garden.

The apartments will be offered in a state of **white walls**, with replicas of the original casement windows on the street facade and new wooden windows on the yard facade, security and fire replicas of the original entrance doors, and new wiring, water, waste, and heat distribution. The purchase price does not include the individual completion of the unit by the investor. The purchase price includes a **cellar**.

The apartments are situated on the border of Vinohrady, in a highly desirable location with excellent transport links and a wide selection of services. The Jiřího z Poděbrad metro station and tram stops are only a few minutes' walk away, as are many popular restaurants, cafes, and wine bars. Riegrový sady Park and the 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, a café, and a pleasant, quiet nook with an artificial pond and a waterfall.

The purchase price is subject to the property transfer tax.  
Interior 52.05 m<sup>2</sup>, garden 22.61 m<sup>2</sup>, cellar.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.





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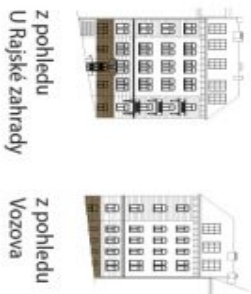
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## U RAJSKÉ ZAHŘADY

<b>1.3</b>	1 hall / předsíň	8,63 m <sup>2</sup>
<b>1.NP</b>	2 WC	1,51 m <sup>2</sup>
<b>BYT 2+kk</b>	3 living room / obývací pokoj	16,85 m <sup>2</sup>
<b>74,66 m<sup>2</sup></b>	3 kitchen / kuchyň	4,51 m <sup>2</sup>
	4 room / pokoj	15,95 m <sup>2</sup>
	5 bathroom / koupelna	4,60 m <sup>2</sup>
	6 garden / zahrada	22,61 m <sup>2</sup>

orientace: SV



svoboda&williams Na Peřstýně 2, 110 00 Praha 1, Česká republika; +420 257 328 281; +420 257 322 032; info@svoboda-williams.com