



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	97 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Loggia	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	24461

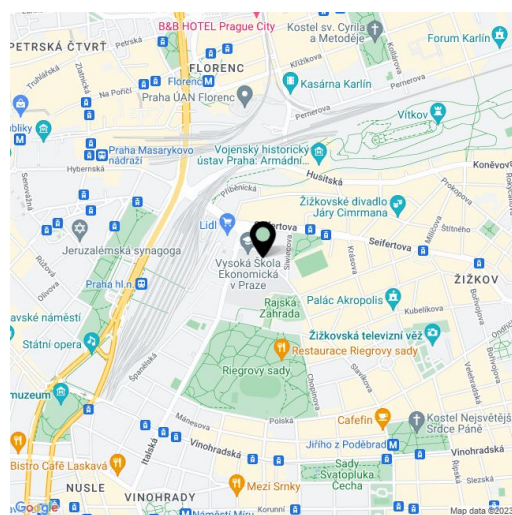
**New 2-bedroom apartment with lovely views of the city and Prague Castle situated in a completely reconstructed apartment building with an elevator, stylish common areas, and underground parking. Designed by the renowned CAMA architectural studio, the U Rajske zahrady 2 project offers, among other things, 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.**

The layout of this 3rd floor apartment consists of an entry hall, a living room with a preparation for a kitchen, 2 bedrooms, a bathroom with a toilet, a separate toilet, and a utility room.

The apartments are 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 95.44 m<sup>2</sup>, loggia 1.36 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.



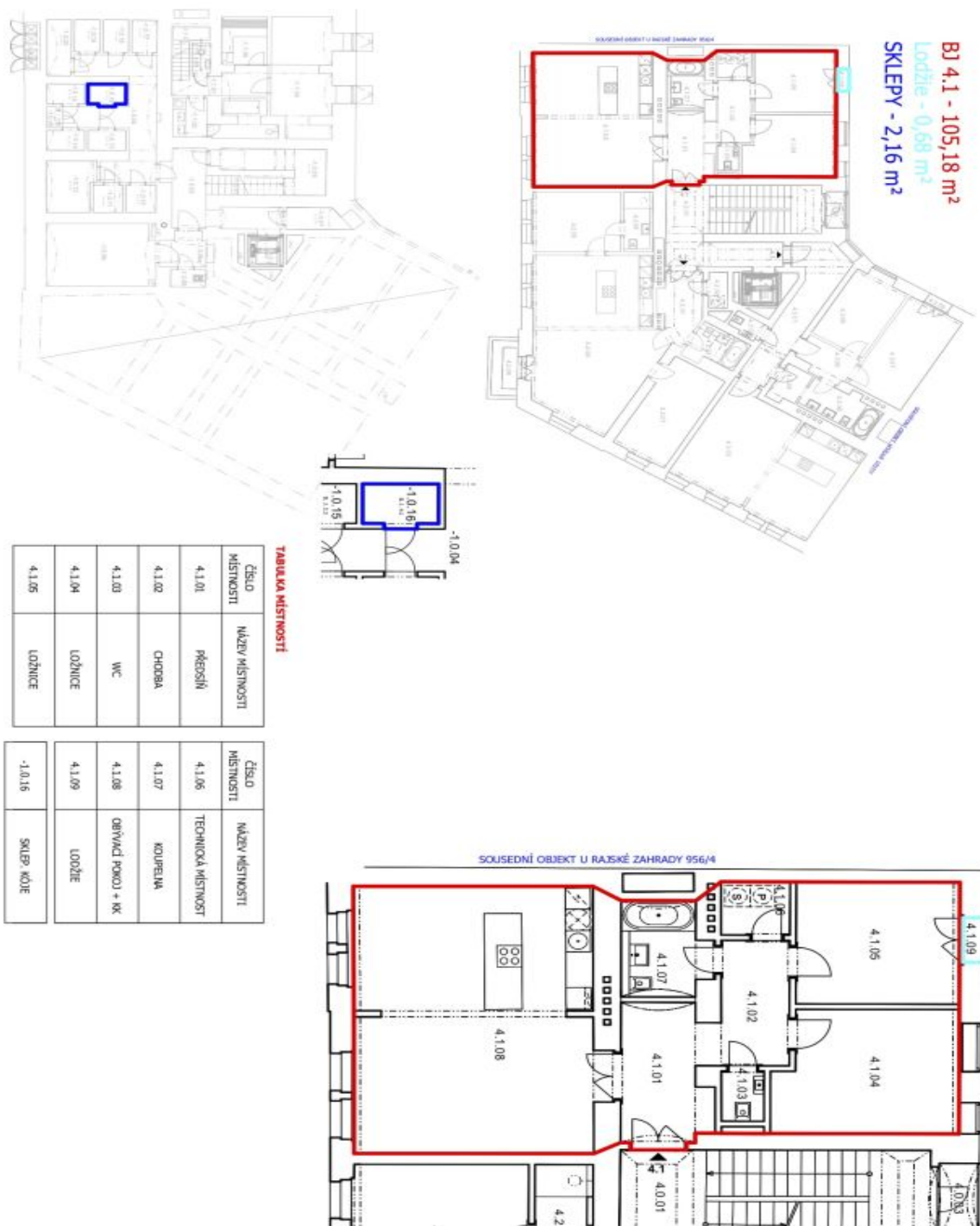
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BYTOVÝ DŮM U RAJSKÉ ZAHRADY č.p. 954, ŽIŽKOV, PRAHA 3, 4NP  
Jednotka č. 12 (plocha BJ 4.1 - 107,34 m<sup>2</sup>) - je byt 3+kk, umístěný v 4. nadzemním podlaží budovy (4.NP)  
o podlahové ploše 107,34 m<sup>2</sup>

**BJ 4.1 - 105,18 m<sup>2</sup>**  
Lodžie - 0,68 m<sup>2</sup>  
SKLEPY - 2,16 m<sup>2</sup>



**TABULKA MÍSTNOSTI**

ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI	ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI
4.1.01	PŘESÍŇ	4.1.06	TECHNICKÁ MÍSTNOST
4.1.02	CHODBA	4.1.07	KOUPELNA
4.1.03	WC	4.1.08	OBÝVAČÍ PROSTOR + NK
4.1.04	LOŽNICE	4.1.09	LODŽIE
4.1.05	LOŽNICE	-1.0.16	SKLEP KÓJE