



## Apartment Two-bedroom (3+kk)

Ask for price

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





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Total area	95 m <sup>2</sup>
Floor area*	94 m <sup>2</sup>
Loggia	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	24464

New 2-bedroom flat with lovely views of the city and Prague Castle, 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.

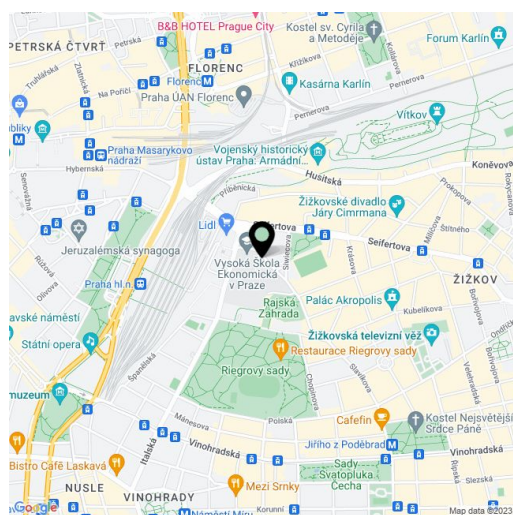
The layout of this 4th floor flat will consist of an entry hall, living room with preparation for kitchen, 2 bedrooms, bathroom with toilet, separate toilet, and an utility room.

The apartments will be offered in a state of **white walls**, with 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 and completely new wiring, water, waste and heat distribution. The purchase price does not include 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. 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. Riegrovy Orchards 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, ping pong tables, café, and a pleasant, quiet nook with an artificial pond and a waterfall.

The purchase price is subject to the property transfer tax.

Interior 94.20 m<sup>2</sup>, loggia 1.23 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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## U RAJSKÉ ZAHŘADY

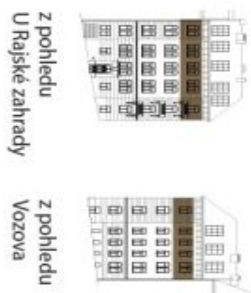
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5. NP

BYT 3+kk

95,43 m<sup>2</sup>

orientace: SV



1	hall / předsín	7,38 m <sup>2</sup>
2	hallway / chodba	6,09 m <sup>2</sup>
3	WC	1,83 m <sup>2</sup>
4	bedroom / ložnice	15,23 m <sup>2</sup>
5	bedroom / ložnice	13,07 m <sup>2</sup>
6	utility / komora	2,54 m <sup>2</sup>
7	bathroom / koupelna	5,34 m <sup>2</sup>
8	living R + K / obývací p. + KK	44,03 m <sup>2</sup>
9	loggia / lodžie	0,61 m <sup>2</sup>
10	loggia / lodžie	0,62 m <sup>2</sup>



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