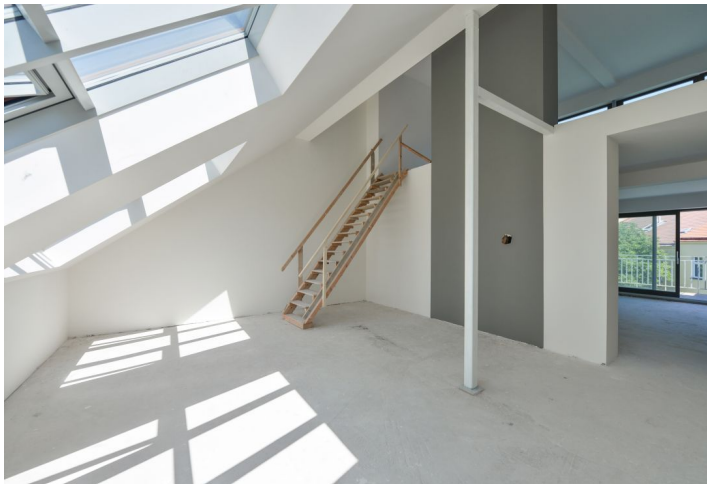




Apartment Three-bedroom (4+1)

Sold

165 m², Prague 3, Žižkov, U Rajske zahrady





Apartment Three-bedroom (4+1)

Sold165 m², Prague 3, Žižkov, U Rajske zahrady

Total area	201 m ²
Floor area*	165 m ²
Terrace	36 m ²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	D
Reference number	24467

New 3-bedroom apartment with 2 terraces and 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 amenities nearby.

The lower level of this 5th + 6th floor apartment consists of a loft-style living room, a kitchen with a dining area, a pantry, and access to the terrace, a separate toilet, a dressing room, and a hall. The upper level offers 3 bedrooms with entrances to the other terrace, a generous bathroom, a separate toilet, and an open gallery.

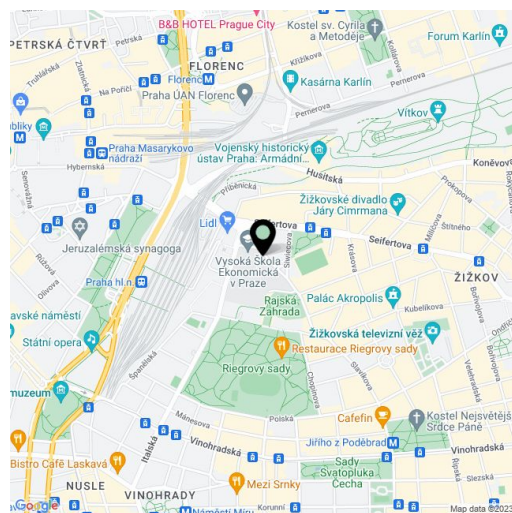
The apartment is offered in a **shell & core** state without interior partitions, final surfaces, and fixtures such as floors, tiles, bathrooms, kitchen, and lighting. Security and fire replicas of the original entrance doors are included. The purchase price does not include the individual completion of the unit. The purchase price includes a **cellar**. There is a possibility to purchase a garage parking space at an extra cost.

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, ping pong tables, a café, and a pleasant, quiet nook with an artificial pond and a waterfall.

Interior 165.78 m², terrace 13.67 m², terrace 21.53 m², cellar.

Photos are taken from a show flat.

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



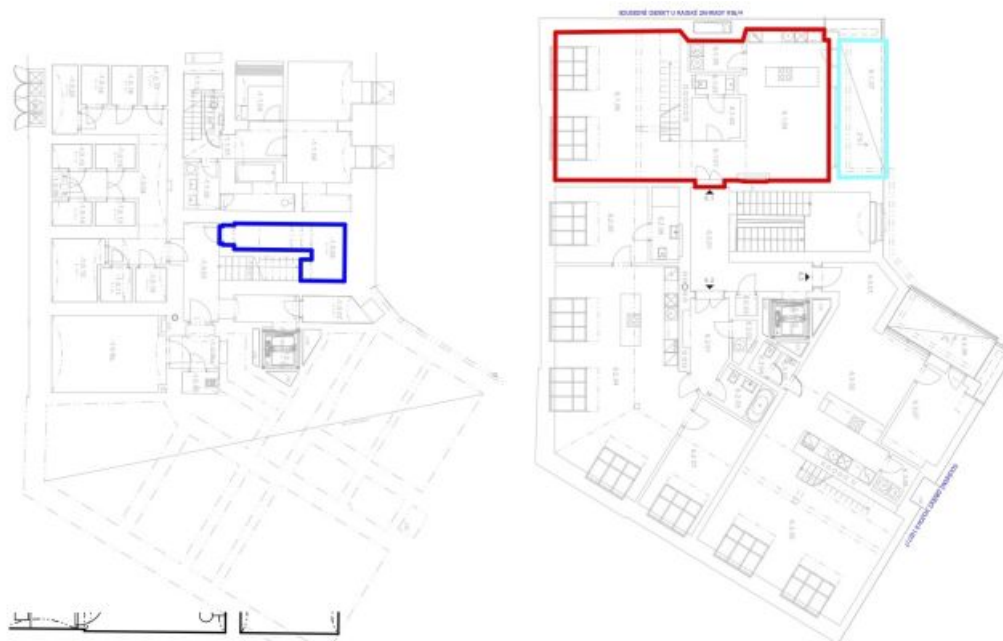
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+1)

165 m², Prague 3, Žižkov, U Rajske zahrady

Sold



TABULKA MÍSTNOSTÍ	
ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI
6.1.01	PŘEDSÍŇ
6.1.02	SÁNĚVA
6.1.03	WC
6.1.04	KUCHYŇ
6.1.05	KOMNATA
6.1.06	ODĚVACÍ POKOJ
6.1.07	TERASA
-1.0.09	SKLEP KÓJDE

BJ 6.1 6NP - 85,15 m²
TERASA 6NP - 13,67 m²
SKLEPY - 9,25 m²





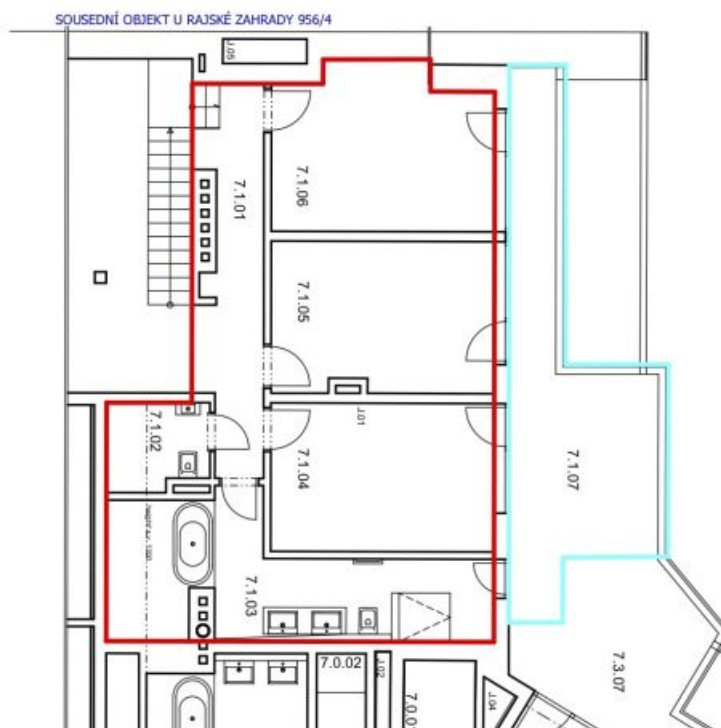
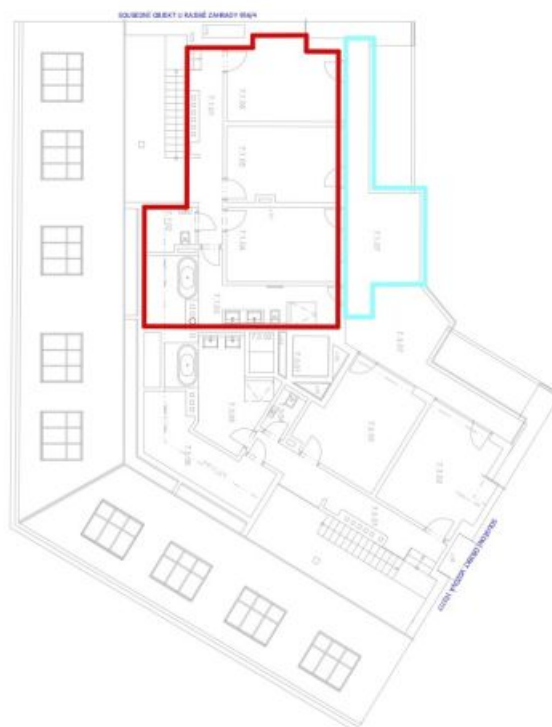
Apartment Three-bedroom (4+1)

165 m², Prague 3, Žižkov, U Rajske zahrady

Sold

TABULKA MÍSTNOSTÍ

ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI
7.1.01	GALERIE
7.1.02	WC
7.1.03	KOUPELNA
7.1.04	LOŽNICE
7.1.05	LOŽNICE
7.1.06	LOŽNICE
7.1.07	TERASA



BJ 6.1 7NP - 80,63 m²
TERASA 7NP - 21,53m²