



Apartment Two-bedroom (3+kk)

Sold

110 m², Prague 3, Žižkov, U Rajske zahrady





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Total area	110 m ²
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	D
Reference number	24468

New 2-bedroom apartment with lovely views of the city and the Prague Castle in a completely reconstructed 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 civic amenities nearby.

The layout of this 5th floor apartment consists of an entry hall, a living room with a preparation for a kitchen, 2 bedrooms, 1 en-suite and 1 shared bathroom, and a utility room.

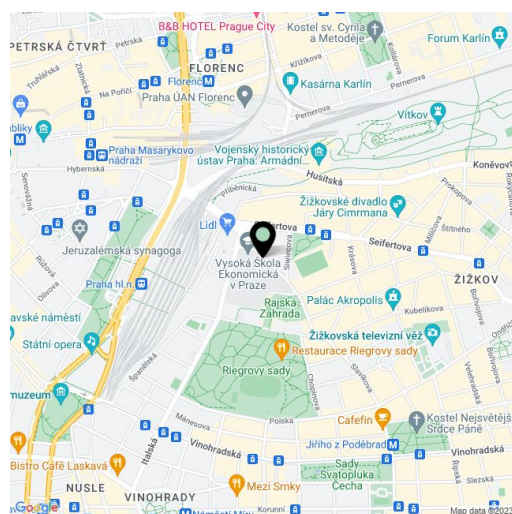
The apartment is offered in a state of **shell&core** – i.e. without interior partitions, final surfaces, and fixtures such as floors, tiles, bathrooms, kitchen, or lighting. Security and fire replicas of the original entrance doors are included. The purchase price does not include the individual completion of the unit by the investor. 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, pingpong tables, a café, and a pleasant, quiet nook with an artificial pond and a waterfall.

Interior 109.85 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.



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**BJ 6.2 - 109,85 m²
SKLEPY - 2,34 m²**

TABULKA MÍSTNOSTI

ČÍSLO MÍSTNOSTI	NAZEV MÍSTNOSTI
6.2.01	PŘÍKOSIN
6.2.02	KORIDOR
6.2.03	KOUPELNA
6.2.04	OBYVACÍ POKOJ + KK
6.2.05	LOŽNICE
6.2.06	KOUPELNA
6.2.07	LOŽNICE
-1.0.11	SKLEP - KÓJE

