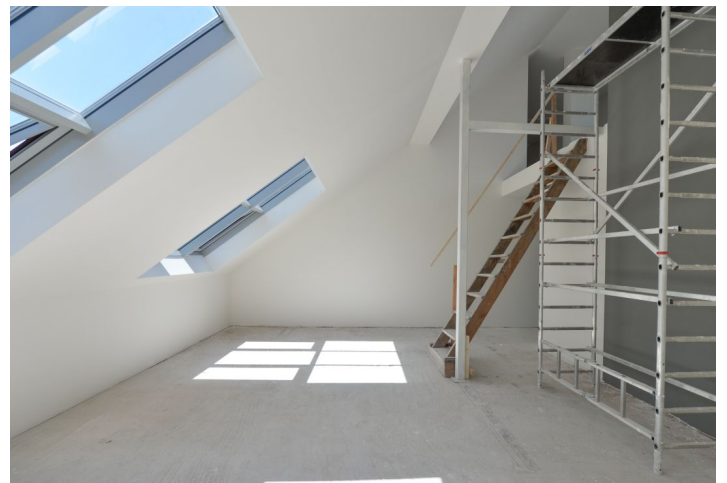




Apartment Three-bedroom (4+1)

Sold

184 m², Prague 3, Žižkov, U Rajske zahrady





Apartment Three-bedroom (4+1)

Sold184 m², Prague 3, Žižkov, U Rajske zahrady

| | |
|------------------|------------------------------------|
| Total area | 212 m ² |
| Floor area* | 184 m ² |
| Terrace | 28 m ² |
| Parking | Garage parking space at extra cost |
| Garage | Yes |
| Cellar | Yes |
| PENB | D |
| Reference number | 24469 |

New 3-bedroom apartment with 2 terraces 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 lower level of this 5th + 6th floor apartment consists of a loft-style living room, a kitchen with a dining area, a study, a separate toilet, a utility room, and a hall. Both the kitchen and the study have access to one of the terraces. The upper level offers 2 bedrooms with entrances to the other terrace, a generous bathroom, a separate toilet, attic storage space, and an open gallery.

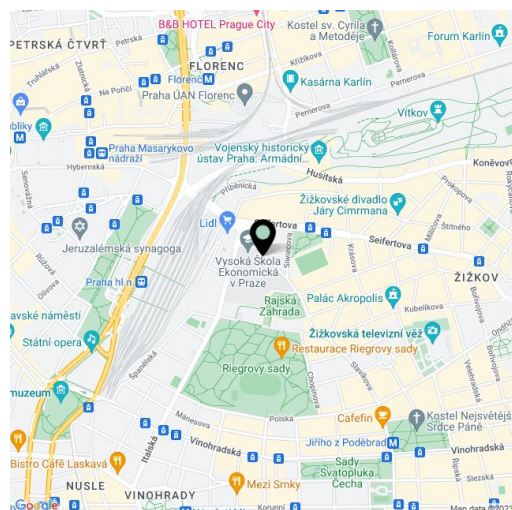
The apartment is offered in a state of **shell&core** – i.e. without interior partitions, final surfaces, and fixtures such as floors, tiles, bathrooms, kitchen, or lighting. New wooden windows on the yard facade, security and fire replicas of the original entrance doors are included. The purchase price 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 183.74 m², terrace 17.56 m², terrace 9.9 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.



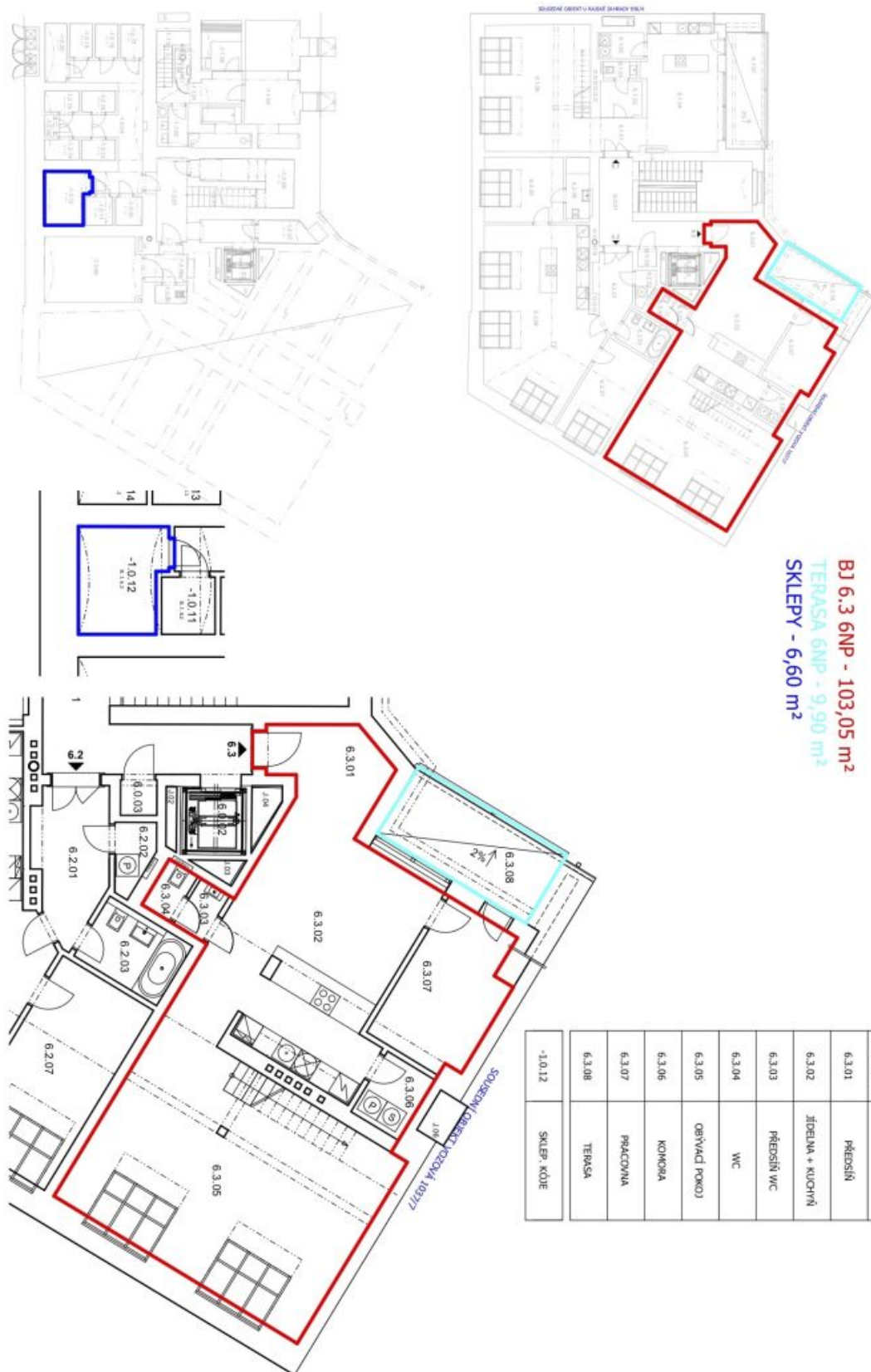
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+1)

184 m², Prague 3, Žižkov, U Rajske zahrady

Sold



TABULKA MÍSTNOSTI

| Číslo místnosti | Název místnosti |
|-----------------|-------------------|
| 6.3.01 | Předstěn |
| 6.3.02 | Jídelna + kuchyně |
| 6.3.03 | Předstěn WC |
| 6.3.04 | WC |
| 6.3.05 | Obývací pokoj |
| 6.3.06 | Komora |
| 6.3.07 | Pracovna |
| 6.3.08 | terasa |
| -1.0.12 | sklep, kóde |



Apartment Three-bedroom (4+1)

184 m², Prague 3, Žižkov, U Rajske zahrady

Sold

| TABULKA MÍSTNOSTÍ | |
|-------------------|-----------------|
| ČÍSLO MÍSTNOSTI | NÁZEV MÍSTNOSTI |
| 7.3.01 | GALERIE |
| 7.3.02 | LOŽNICE |
| 7.3.03 | LOŽNICE |
| 7.3.04 | WC |
| 7.3.05 | KOUPELNA |
| 7.3.06 | SKLAD |
| 7.3.07 | TERASA |



B] 6.3 7NP - 80,69 m²
TERASA 7NP - 17,56 m²

