



Apartment Two-bedroom (3+kk)

€ 515 485 | CZK 12 900 000

117 m², Prague 3, Žižkov, U Rajske zahrady





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Total area	117 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	25034

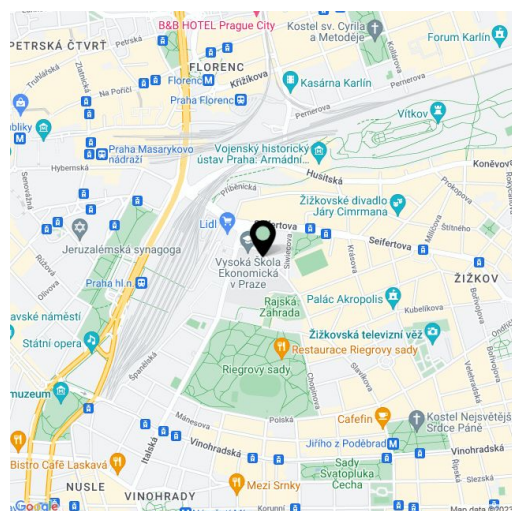
This attractive, new two-bedroom apartment is situated in a completely reconstructed corner residential building with an elevator, impressive common areas, and a richly decorated facade. The building, designed by the architect Horák, was constructed in 1901 in an eclectic style with Art Nouveau elements. It is conveniently located in a popular area on the border of Vinohrady and Žižkov, in the vicinity of Riegrovy sady Park and with full amenities within easy reach.

The layout of this 1st floor apartment comprises a corner living room with a preparation for a kitchen and a dining area, two bedrooms, a bathroom with a toilet, a separate toilet, a walk-in closet, a closet, and an entrance hall. This **finished apartment** features replicas of the original solid wood casement windows, security and fire safety replicas of Art Nouveau entrance doors, partition walls, plasterboard ceilings, and a basic layer of white paint. Other features include solid oak parquet floors, ceramic tiles, replicas of the original interior doors, high quality sanitary ware, and decorative wall and ceiling stucco. The purchase price includes a **cellar**. The **wellness center** (jacuzzi with a rest room, sauna, shower) in the building is accessible at an extra cost.

The project, which won the "**Best Real Estate Project for 2017 in Prague 3**" public choice award, is situated in a sought-after residential area, benefiting from a full amenities and very fast connections to downtown Prague. There are many popular restaurants, cafes, and wine bars in the area, while the Jiřího z Poděbrad metro station and bus and tram stops are just a few minutes' walk. Riegrovy 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, secluded spot with an artificial pond and a waterfall.

Interior 116.8 m², cellar 2.79 m².

Photos showing the furniture were taken in the show flat.



* 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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