



Apartment One-bedroom (2+kk)

Sold

70 m², Prague 3, Žižkov, U Rajske zahrady





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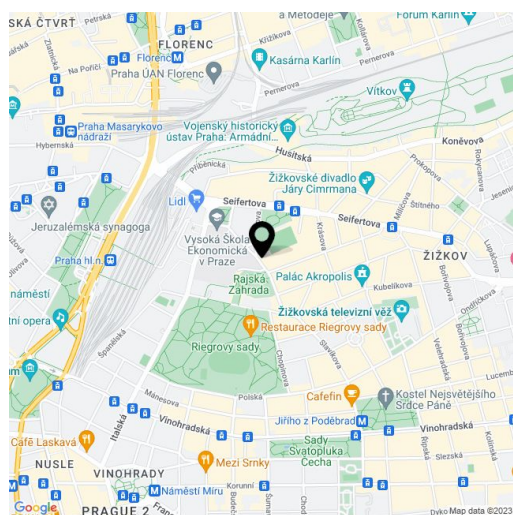
Total area	71 m ²
Floor area*	70 m ²
Loggia	1 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	30945

New 1-bedroom apartment in an attractive project of a complete reconstruction of an apartment building with an elevator, stylish common areas, in the immediate vicinity of Riegrovy Sady Park with excellent urban amenities nearby.

The layout of this 1st floor apartment consists of an entry hall, a living room with a fully equipped kitchen, a bedroom with an en-suite bathroom, and a guest toilet. The purchase price includes security and fire replicas of the original entrance doors, new wooden windows facing the yard, **wooden floors**, completely new wiring, heating, and a **cellar**.

The apartment is situated on the **border of Vinohrady and Žižkov**, 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** away on foot, as are many popular restaurants, cafes, and wine bars. **Riegrovy sady 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, pingpong tables, a café, and a pleasant, quiet nook with an artificial pond and a waterfall.

The purchase price is subject to the property transfer tax. Total floor area 70.73 m², loggia 0.94 m², cellar 3.49 m².



* 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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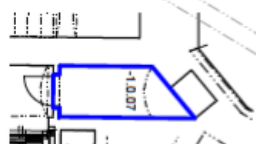
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BYTOVÝ DŮM U RAJSKÉ ZAHRADY č.p. 954, ŽIŽKOV, PRAHA 3, ZNP
Jednotka č. 8 (plocha BJ 2.4 - 70,73 m²) - je byt 2+kk, umístěný v 2. nadzemním podlaží budovy (Z.NP)
o podlahové ploše 70,73 m²



BJ 2.4 - 67,24 m²
Lodžie - 0,93 m²
SKLEPY - 3,49 m²



TABULKA MÍSTNOSTI

ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI	ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI
2.4.01	Předsíň	2.4.06c	LODŽIE
2.4.02	WC	2.4.06	KOUPELNA
2.4.03a	ODĚVACÍ POKOJ	2.4.06	LODŽIE
2.4.03b	KUCHYŇSKÝ KOUŘ		
-1.0.07	SKLAP. KÓJE		

