



## Apartment One-bedroom (2+kk)

Rented

60 m<sup>2</sup>, Prague 3, Žižkov, U Rajske zahrady





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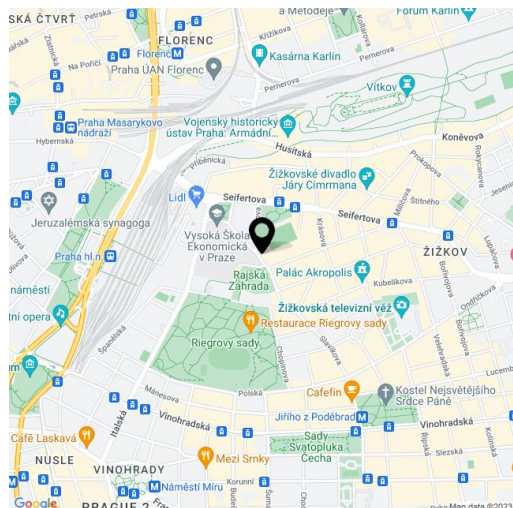
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Total area	60 m <sup>2</sup>
Parking	A parking space available at extra charge.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges, Internet, and electricity CZK 4,900/month.
PENB	D
Reference number	31258
Available from	Immediately

Attractive, fully furnished attic designer apartment boasting lovely views of Petřín Hill, Prague Castle, and the lush greenery of the adjacent park. Set on the 6th topmost floor of a 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, with full amenities within easy reach and great access to the city center. Within walking distance of the Jiřího z Poděbrad metro station, and other bus and tram stops are just a few minutes away.

The apartment includes a living room with a fully fitted open plan kitchen and dining area, one bedroom with built-in wardrobes and storage, a bathroom with a walk-in shower, bidet shower, and toilet, and an entrance hall with built-in storage. Both rooms are southwest-facing.

**Air-conditioning, hardwood oak floors, large-format tiles, security entry door, atelier windows, quality sanitary ware, washer, dishwasher, TV, video entry phone.** A cellar is available at additional fee CZK 700/month. Possibility to rent a parking place in a nearby garage for CZK 2,500/month.



\* 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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