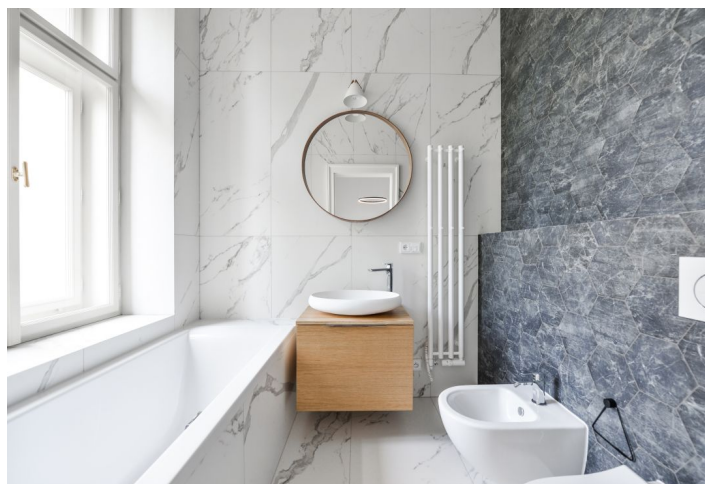




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

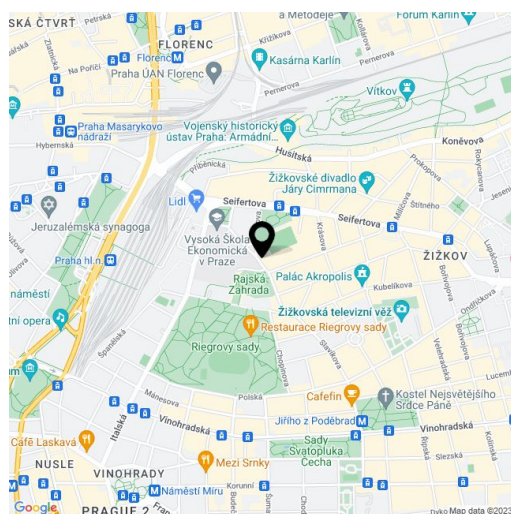
96 m<sup>2</sup>, Prague 3, Žižkov, U Rajske zahrady

Total area	96 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	31706
Available from	30.04.2025

This attractive, furnished 2-bedroom 2-bathroom apartment is situated on the first 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. 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 bus and tram stops just a few minutes away.

The interior features a living room with a fully fitted open plan kitchen, a dining area and views of the adjacent park and Petřín Hill, a master bedroom with an en-suite windowed bathroom (bathtub, bidet, toilet) and a **fitted walk-in closet**, a second bedroom with built-in wardrobes and a study area, a family bathroom (walk-in shower, toilet), and a spacious entrance hall with built-in lit wardrobes. The master bedroom faces northeast onto the courtyard, the rest of the apartment is oriented toward the southwest, facing the street.

**Airy rooms, solid oak floors, tiles, high ceilings, security entry door, replicas of the original solid wood casement windows, high quality sanitary ware, washer, dishwasher, induction cooktop, TV, video entry phone, cellar.** Service charges and utilities are CZK 6.560/month. Electricity is paid separately.



\* 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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