



## Apartment Two-bedroom (3+kk)

Rented

101 m<sup>2</sup>, Praha 3, Žižkov, U Rajske zahrady





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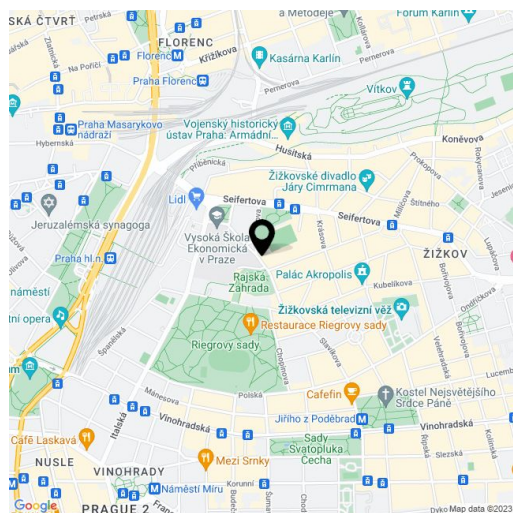
**Rented**101 m<sup>2</sup>, Praha 3, Žižkov, U Rajske zahrady

Total area	103 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Parking is available nearby at an extra fee.
Cellar	-
PENB	D
Reference number	36823
Available from	30.09.2025

This is a newly refurbished 2-bedroom 2-bathroom corner apartment with a balcony offering views of the Rajska zahrada park, on the second floor of a residential building that has undergone a complete renovation by the renowned CAMA architectural studio, with a lift and preserved original details. The building is conveniently located in a popular area on the border of Vinohrady and Žižkov in the immediate 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 with bus and tram stops just a few minutes away.

The interior features a comfortable living room with a balcony connected to a dining area and a fully fitted open plan kitchen, two bedrooms, a shower room with a bidet and a toilet, an en-suite bathroom including a bathtub and a toilet, a walk-in closet, and an entrance hall.

**Air-conditioning**, new **hardwood floors**, decorative tiles, high ceilings, large windows, built-in wardrobes and storage in all rooms and the hall, built-in library shelves, security entry door, central gas heating, washer / dryer, dishwasher, induction cooktop. The apartment can be fully furnished at a higher rent. Parking is available nearby at an extra charge. Monthly deposit for service charges, water and heating: CZK 4,000. Electricity is billed separately (transfer to the tenant).



\* 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.