



## Apartment Three-bedroom (4+kk)

**Sold**

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





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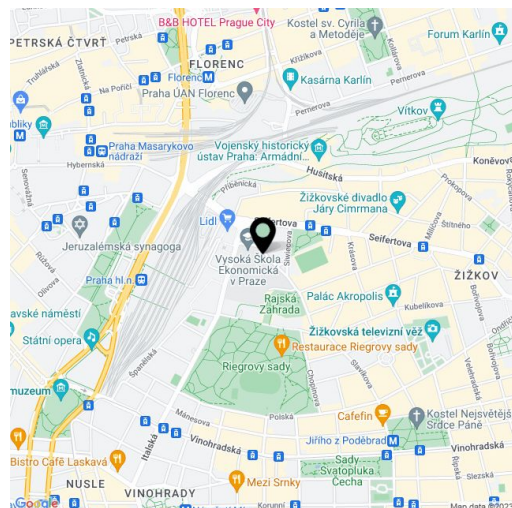
Total area	171 m <sup>2</sup>
Floor area*	148 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Garden	63 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	24409

New garden duplex situated in a completely reconstructed apartment building with an elevator, stylish common areas, and underground parking. Designed by the renowned CAMA architectural studio, the U Rajske zahrady 2 project offers, among other things, two exclusive penthouses with spacious terraces, two apartments with private gardens, and three apartments with ornamental balconies, all in the direct vicinity of a large park and with great civic amenities nearby.

The upper level of this ground floor and 1st underground floor apartment consists of an entry hall, a living room with a preparation for a kitchen, 2 bedrooms with access to the garden, and a bathroom with a bathtub and a toilet. The lower level features a studio with a preparation for a kitchen, light wells, a bathroom (shower, sink), and a separate toilet.

The apartments are offered in a state of **white walls**, with replicas of the original casement windows on the street facade and new wooden windows on the yard facade, security and fire replicas of the original entrance doors, and new wiring, water, waste, and heat distribution. The purchase price does not include the individual completion of the unit by the investor. The purchase price includes a **cellar**.

The apartments are situated on the border of Vinohrady, 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' walk away, as are many popular restaurants, cafes, and wine bars. Riegrový 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, pingpong tables, a café, and a pleasant, quiet nook with an artificial pond and a waterfall.



\* 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.

Total area 148.34 m<sup>2</sup>, terrace 23.04 m<sup>2</sup>, garden 62.56 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





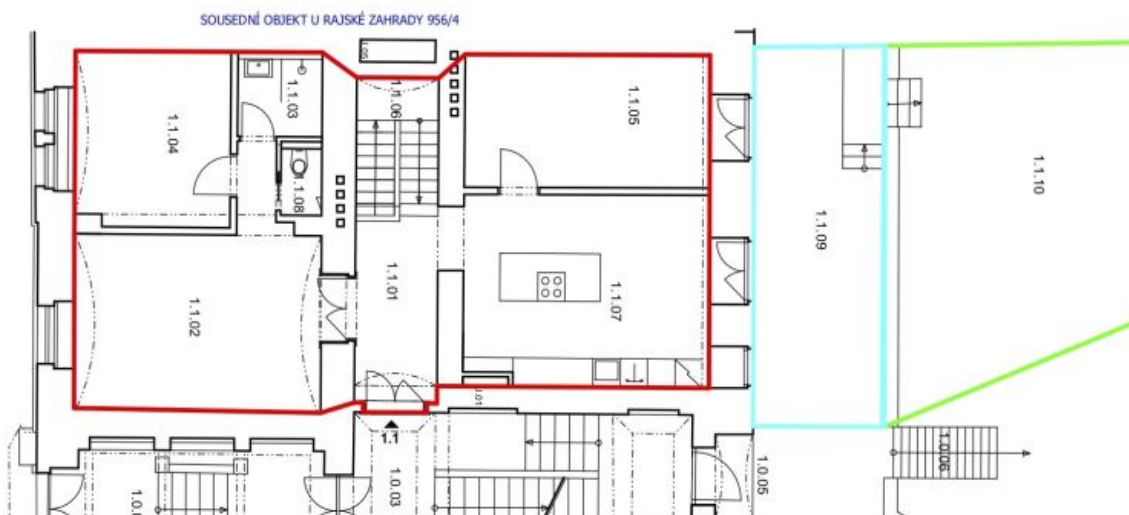
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Číslo místnosti	Název místnosti
1.1.01	Předsiň
1.1.02	Obývací pokoj
1.1.03	Koupelna
1.1.04	Ložnice
1.1.05	Ložnice
1.1.06	Schodiště
1.1.07	Kuchyň
1.1.08	WC
1.1.09	Terasa
1.1.10	Zahradka

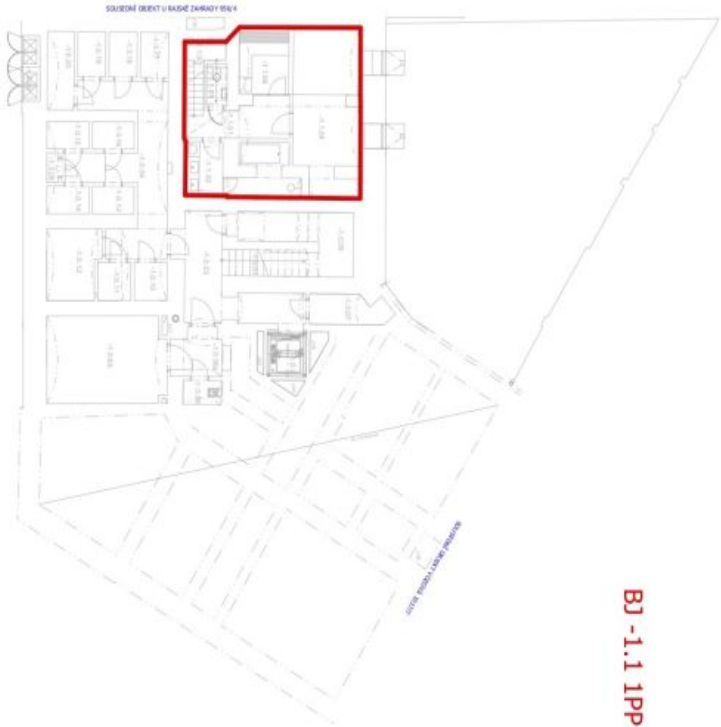




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BJ -1.1 1PP - 53,08 m²

TABULKA MÍSTNOSTÍ	
ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI
-1.1.01	CHODBA
-1.1.02	KOUPELNA
-1.1.03	SCHODIŠTĚ
-1.1.04	PRACOVNA
-1.1.05	WC
-1.1.06	SALNA

