



## Apartment Two-bedroom (3+kk)

Rented

96.07 m<sup>2</sup>, Prague 3, Žižkov, U Rajské zahrady



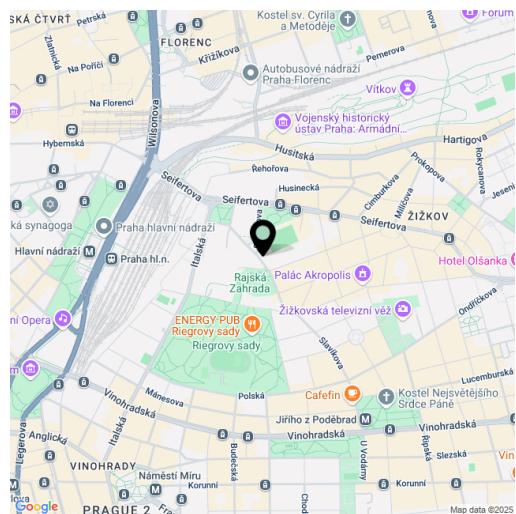


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Total area	98 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating approx. CZK 6,000. Electricity is billed separately - transferred to the tenant.

PENB	C
Reference number	108923
Available from	Immediately



\* 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.

This refurbished 2-bedroom apartment with a balcony and views of the adjacent park and Prague Castle is set on the 2nd floor of a corner residential building that has been completely renovated by the renowned CAMA architectural studio, with an elevator 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 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 an electric **fireplace**, and two bedrooms facing a quiet courtyard - one with a built-in wardrobe and one with a **balcony** and a fitted **walk-in closet**. There is a bathroom (bathtub, walk-in shower, toilet), a guest toilet, and an entrance hall.

**Hardwood oak parquet floors**, tiles, security entry door, data projector and a projection screen, central heating, underfloor heating in the bathroom and the hall, washing machine, dishwasher, induction stove top with an integrated hood, **cellar**.