



Apartment Two-bedroom (3+kk)

€ 922 350 | CZK 22 450 000

116.8 m², Prague 3, Žižkov, U Rajské zahrady



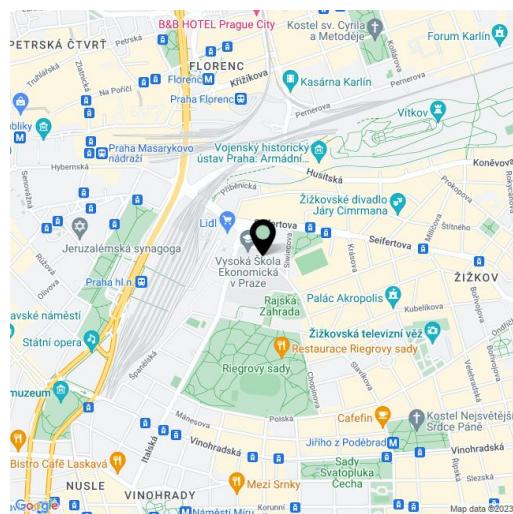


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Total area	117 m ²
Parking	-
Cellar	3 m ²
PENB	D
Reference number	25034



* 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 partially furnished apartment with views of the park is located on the 1st floor of an elegant residential building after a complete renovation, featuring grand common areas and a richly decorated façade. An excellent location in the wider city center, right next to Riegrovy Sady Park on the border of Žižkov and Vinohrady.

The layout of the apartment consists of a corner living room with a kitchen and dining area, 2 bedrooms, a bathroom with a toilet, a separate guest toilet, a walk-in closet with a connection for a washing machine, a closet, and an entrance hall. All rooms face south and southwest, towards the street running alongside the park.

The apartment, together with the entire building, was renovated in 2018. The high-standard facilities include new double-glazed casement windows, secure fire-resistant replicas of the original Art Nouveau entrance doors, replicas of the original interior doors, oak parquet floors, brand-name bathroom sanitary ware, and decorative wall and ceiling stucco. The purchase price includes a cellar, and residents have access (for a fee) to a wellness area with a Jacuzzi and relaxation zone, a sauna, and a shower. The residence received the people's choice award for **Best Real Estate Project of 2017 in Prague 3**.

The building, constructed in 1901 according to the designs of architect Horák in an eclectic style with **Art Nouveau elements**, is part of a sought-after location. Its main advantages include excellent amenities, very quick access to the city center, countless popular restaurants, cafés, bistros, and wine bars, as well as proximity to parks. The Jiřího z Poděbrad metro station and tram and bus stops are only a few minutes' walk away. **Riegrovy Sady Park and the nearby Rajská Zahrada Park** provide numerous leisure opportunities, including outdoor gyms, an **indoor swimming pool**, ping-pong tables, and children's playgrounds.

Floor area 116.8 m², cellar 2.79 m².



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