



Apartment Two-bedroom (3+kk)

Sold

127.7 m², Prague 3, Žižkov, U Rajske zahrady





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Total area	128 m ²
Parking	-
Cellar	3 m ²
PENB	D
Reference number	25041

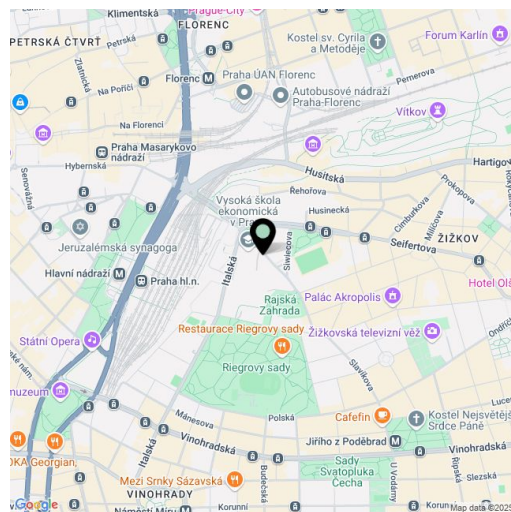
This fully furnished apartment with a view of Vítkov Park is located on the 2nd floor of an elegant corner building. The building, with a richly decorated façade, elegant common areas, and an elevator, is part of a sought-after location in the wider city center, on the border of Žižkov and Vinohrady, in close proximity to the Riegrovy Sady and Rajska Zahrada parks.

The layout offers a living room with a dining area and open plan kitchen, a master bedroom with **walk-in closet**, a second bedroom, a bathroom with toilet, a separate toilet, a hallway, and an entrance hall. The living room faces north towards a **quiet courtyard**, while both bedrooms face south towards a one-way street.

The apartment, together with the entire building, was completely renovated in 2018. The high-quality standard includes **new casement windows** with double glazing, security and fire-resistant replicas of the 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 **all interior furnishings** and a **cellar**. Residents of the building have access (for a fee) to a **wellness** area with a Jacuzzi and relaxation zone, a sauna, and a shower. The renovation project of the building, constructed in 1901 according to the designs of an architect in an eclectic style with **Art Nouveau elements**, won the **public award for the Best Real Estate Project of 2017 in Prague 3**.

The main advantages of the district are excellent civic amenities and very fast access to the city center, as well as a wide range of restaurants, cafés, bistros, and wine bars. The Jiřího z Poděbrad metro station and tram and bus stops are only a few minutes' walk away. Riegrovy Sady Park and the adjoining **Rajska Zahrada Park** offer many opportunities for leisure activities, such as outdoor gyms, **an indoor swimming pool**, ping-pong tables, and children's playgrounds.

Floor area 127.7 m², cellar 3.48 m².



* 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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