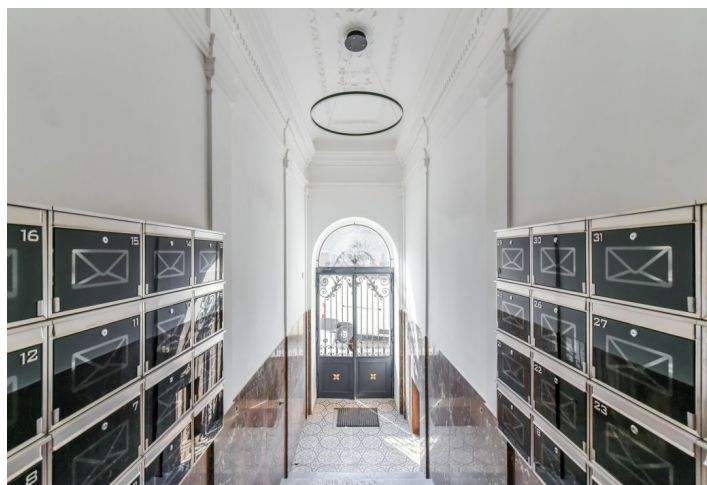
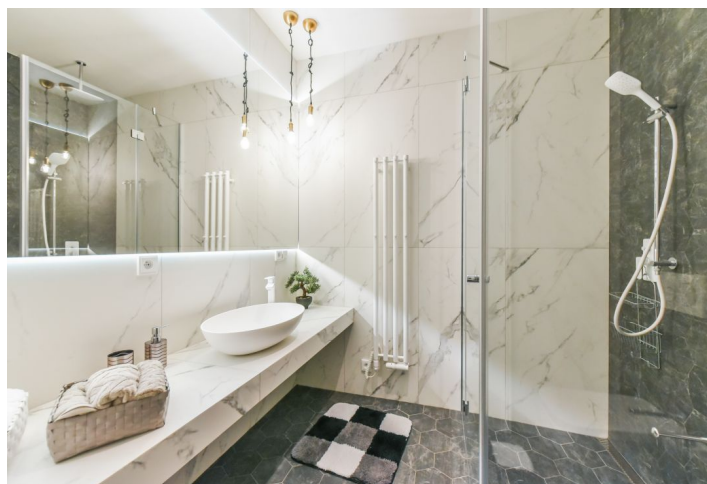




## Apartment Studio (1+kk)

**Sold**

38 m², Prague 3, Žižkov, U Rajske zahrady





## Apartment Studio (1+kk)

**Sold**

38 m², Prague 3, Žižkov, U Rajske zahrady

|                  |       |
|------------------|-------|
| Total area       | 38 m² |
| Parking          | -     |
| Cellar           | -     |
| PENB             | D     |
| Reference number | 30651 |

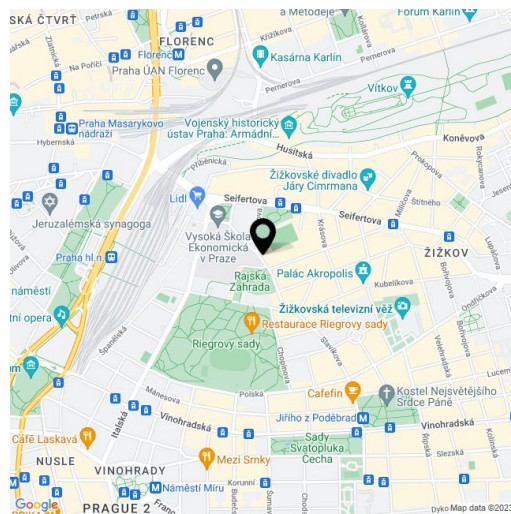
Attractive new studio apartment in a corner residential building that has been completely reconstructed, with impressive common areas and a richly decorated facade. The building, designed by the architect Horák, was built in 1901 in an eclectic style with Art Nouveau elements. It is conveniently located in a popular area on the border of Vinohrady and Žižkov, in the vicinity of Riegrovy sady park and with full amenities within easy reach.

The layout of the apartment on the elevated ground floor comprises a living area with a **fully fitted kitchen**, a bathroom, and an entrance hall. The apartment is oriented to the southwest, facing the street.

The facilities include new insulated double-glazed **casement windows**, security and fireproof replicas of Art Nouveau entrance doors, brick partitions, plasterboard ceilings, solid oak parquet floors, **replicas of the original interior doors**, quality sanitary ware and decorative walls, and ceiling stucco. **The purchase price includes all of the equipment shown in the photos.**

The project is situated in a sought-after residential area, benefiting from a **full spectrum of urban amenities** and very **fast access to the city center**. A great number of popular restaurants, cafes, and wine bars are in the area, while the **Jiřího z Poděbrad** metro station and bus and tram stops are just a few minutes away on foot. Riegrovy Orchards and the directly adjacent revitalized **Rajská 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, ping pong tables, a café, and a pleasant, quiet secluded spot with a pond and a waterfall.

Interior 37.5 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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38 m², Prague 3, Žižkov, U Rajske zahrady

