



## Apartment Studio (1+kk)

Sold

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

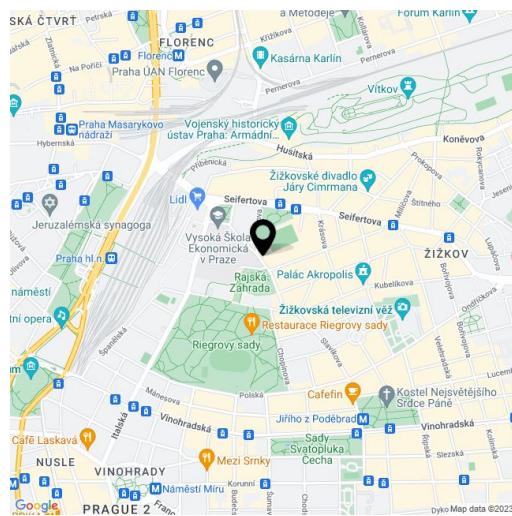




## Apartment Studio (1+kk)

**Sold**38 m<sup>2</sup>, Prague 3, Žižkov, U Rajské zahrady

Total area	38 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	30651



\* 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.

**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 m<sup>2</sup>.



## Apartment Studio (1+kk)

Sold

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

