



## Apartment Two-bedroom (3+kk)

Rented

106 m<sup>2</sup>, Prague 3, Žižkov, U Rájské zahrady

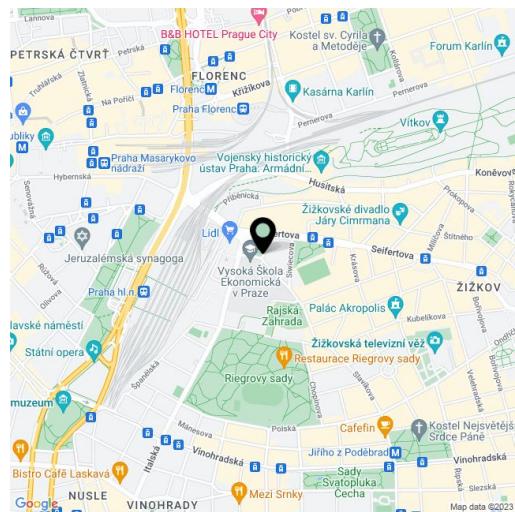




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Total area	107 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	37358
Available from	Immediately



\* 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 high standard, fully refurbished 2-bedroom 2-bathroom apartment with a balcony and beautiful views of Prague incl. the Prague Castle is set on the third 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 comfortable living room with a dining area, a fully fitted open plan kitchen, and pretty views of the Rajská zahrada park and the city, and two separate bedrooms facing the backyard garden, one of which has a balcony. There is a shower room, a bathroom including a bathtub and a toilet, an additional separate toilet with a bidet shower, and an entrance hall.

**Hardwood parquet floors**, large-format tiles, high ceilings, large windows, dim-out curtains, built-in wardrobes and storage in the hall and one bedroom, security entry door, Nordlux and Uimage lighting fixtures, central gas heating, washer/dryer, dishwasher, combination oven, video entry phone, **cellar**. Monthly deposit for service charges, water, and heating: CZK 5,500. Electricity is billed separately.