



## Apartment Two-bedroom (3+kk)

Rented

100 m<sup>2</sup>, Prague 3, Žižkov, U Rajske zahrady





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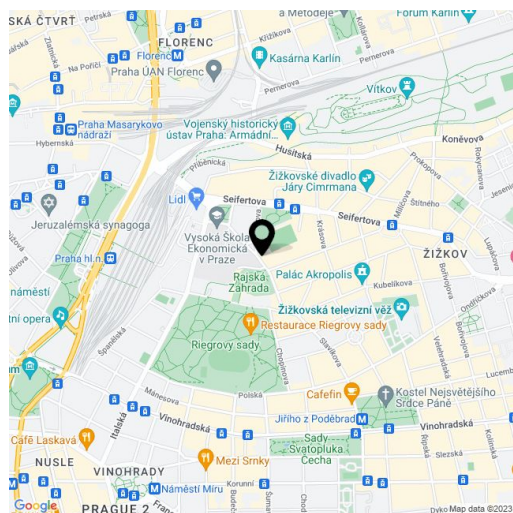
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Total area	101 m <sup>2</sup>
Floor area*	100 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	32052
Available from	Immediately

This recently refurbished 2-bedroom apartment with a balcony is set on the first floor of a corner residential building that has undergone a complete renovation by the renowned CAMA architectural studio, with a lift 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 apartment features a living room with a dining area, a fully fitted open plan kitchen and views of the Rajska zahrada park, and two separate bedrooms facing the back yard garden - one with a **balcony**. There is a shower room with a toilet, a utility room, an additional separate toilet, and an entrance hall.

New **solid wood parquet floors**, tiles, high ceilings, large windows, built-in wardrobes and storage in the hall and one bedroom, security entry door, central gas heating, underfloor heating in the hall and the bathroom, washer, dryer, dishwasher, induction cooktop, microwave oven, Technistone kitchen counter top, **cellar**. Deposit for service charges and utilities CZK 6.000/month.



\* 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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