

## Apartment One-bedroom (2+kk)

€ 395 842 | CZK 9 900 000

52 m<sup>2</sup>, Prague 2, Nové Město, Malá Štěpánská

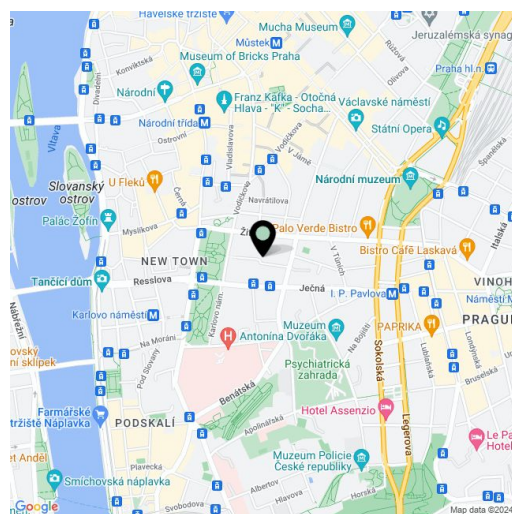


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Total area	52 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	103847



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal  
area of every room.

**This fully furnished apartment facing a quiet courtyard is situated on the 1st floor of an apartment building with an elevator. Excellently located in New Town, on a cul-de-sac right by Charles Square and within reach of all metro lines. The apartment is suitable for investment purposes.**

The layout consists of a living room with a kitchen and dining area, a separate bedroom, a bathroom (with a bathtub and partially separate toilet), and an entrance hall. The windows face a **quiet inner courtyard**.

The apartment with **3.36 m** high ceilings is in very good condition. The floors are **parquet**; windows are **wooden** with double glazing. The kitchen is equipped with a hob, an electric oven, and a small **dishwasher**. There is a washing machine in the bathroom. The entrance door is noise-proof; heating is provided by a gas boiler. The unit is offered **fully furnished** and is suitable for **short-term rentals** that can be continued. The current rating on Airbnb is 4.92 and the property is marked as "one of the most popular homes on Airbnb."

Only a few steps lead to **Charles Square**, and on the opposite side of the street is a **historical corner** with greenery near **the Church of St. Stephen**, a rotunda from the **beginning of the 12th century**, and a **Gothic bell tower**. The neighborhood is full of shops, restaurants, clubs, cinemas, and theaters, and excellent transport connections are ensured by numerous tram connections and **all metro lines** from the nearby Karlovo náměstí, I.P. Pavlova, and Muzeum stations.

Floor area 52.2 m<sup>2</sup>.

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MALÁ ŠTĚPÁNSKÁ 1928/11,  
PRAHA 2, NOVÉ MĚSTO  
BYT č. 9 52,2 m<sup>2</sup>

PŮDORYS 1 : 50

