



## Apartment Two-bedroom (3+kk)

€ 480 888 | CZK 11 700 000

83.6 m<sup>2</sup>, Prague 2, Nové Město, Dittrichova



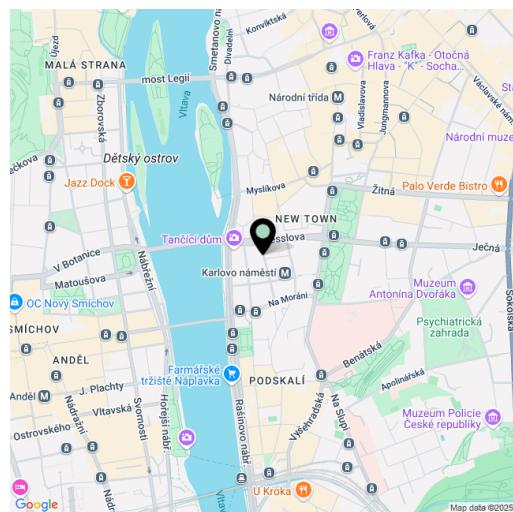


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Total area	86 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	109017



\* 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 apartment intended for renovation, featuring spacious rooms, high ceilings, and a balcony facing a quiet courtyard, is located on the 3rd floor of a residential building situated on a one-way side street in the attractive district of Prague 2 – New Town, close to the Rašín Embankment and Charles Square.**

The current layout consists of a living room, a kitchen with a balcony, a bedroom, a bathroom, a separate toilet, a storage room, a pantry, and an entrance hall. When renovated, the layout can be modified into a more practical 2-bedroom apartment with a kitchenette (3+kk). The kitchen with a balcony and one room are **west-facing toward the quiet courtyard**, while the other room features a **large east-facing windows** that provide abundant **natural light** and views of the Gothic Church of St. Wenceslas na Zderaze.

The apartment is in its original condition from around the 1970s, has been unoccupied for an extended period, and is currently empty—requiring complete renovation, including new utility installations. **An optical internet cable** is installed, and the windows are original double wooden casement style. The building is well-maintained and has an **elevator** stopping at all floors.

The neighborhood is located in the **former Zderaz settlement**, known for its long history of habitation. It was modernized during the urban redevelopment of the early 20th century. Today, the neighborhood offers full civic amenities, including preschools, elementary schools, **a high school**, and **university faculties**. The surroundings are rich in restaurants, cafés, and shops, including a supermarket. Medical services are also conveniently accessible. The Karlovo náměstí metro station (line B) is about a 2-minute walk away, and nearby are tram stops and **a riverboat dock**.

Floor area 83.6 m<sup>2</sup>, balcony 2.1 m<sup>2</sup>.

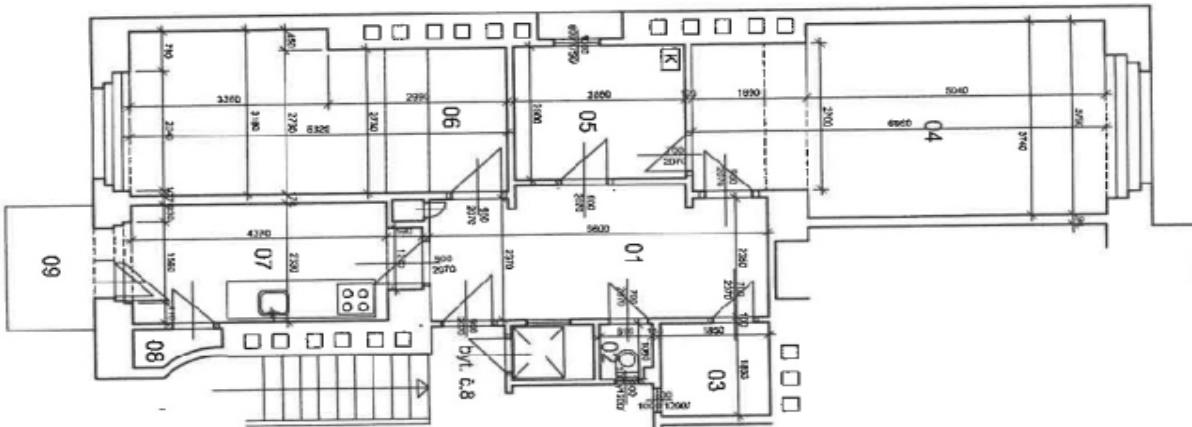
Cooperative ownership; annuity fully paid.



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byd. č. 8 2+1	
číslo vstupu do bytu	jižní
01	prostř.
02	WC
03	komora
04	ložnice
05	ložnice
06	pozemek
07	kuřírna
08	garáž
09	garáž
číslo vstupu do bytu	
68,20	

