



Apartment Two-bedroom (3+kk)

Sold

76 m², Prague 2, Nové Město, Dittrichova





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Total area	78 m²
Floor area*	76 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	D
Reference number	109815

This fully renovated two-bedroom apartment with high ceilings and a balcony facing the courtyard is located on the 2nd floor of a well-maintained residential building in the wider city center, between Charles Square and the Vltava riverbank.

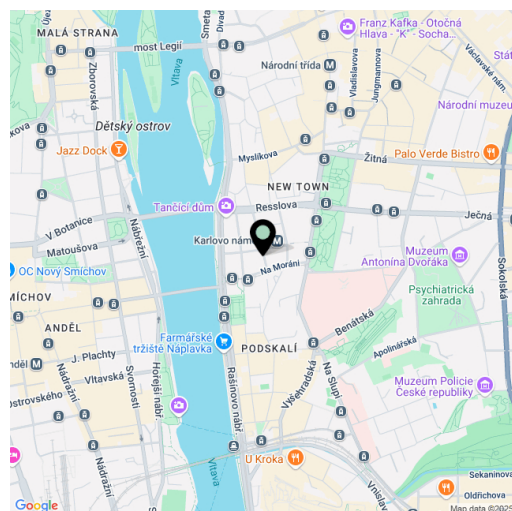
The airy interior consists of three rooms, two of which face the street, while the third has access to the **balcony**. The apartment also includes a bathroom with a shower, a separate toilet, a storage room, and an entrance hallway.

The unit retains its historic charm through wooden **casement windows**, paneled interior doors, and new herringbone-patterned **wooden parquet floors**. Heating is provided by a Junkers gas boiler.

This sought-after area of Prague 2 offers everything needed for comfortable city living within walking distance—including nursery and primary schools, a high school, and university faculties. The neighborhood boasts a wide range of restaurants, cafés, and shops including a supermarket, as well as medical facilities. Those with an active lifestyle will appreciate the abundance of leisure opportunities, such as seasonal farmers' markets and street food events on the **riverside embankment**, walks through the **botanical garden**, or outdoor attractions on Slovanský and **Střelecký Island**. Excellent transport connections are ensured by the Karlovo náměstí metro station (line B), located about a 3-minute walk away, as well as nearby tram stops and a **riverboat dock**.

Floor area 76.12 m², balcony 2.07 m².

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





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