



Apartment One-bedroom (2+kk)

€ 398 613 | CZK 9 702 240

46.4 m², Prague 2, Nové Město, Na Zderaze





Apartment One-bedroom (2+kk)

€ 398 613 | CZK 9 702 240

46.4 m², Prague 2, Nové Město, Na Zderaze

Total area	46 m²
Parking	-
Cellar	-
PENB	D
Reference number	110258

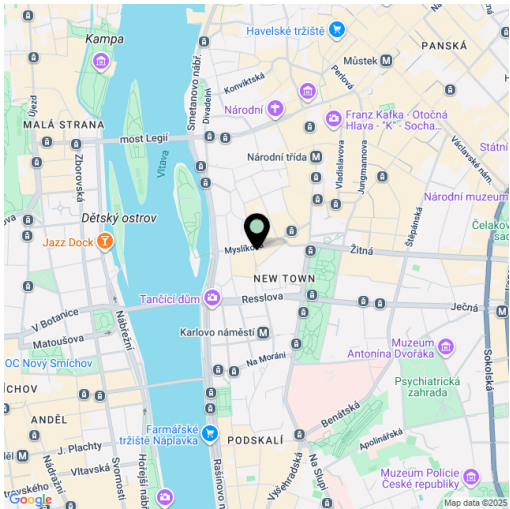
This bright one-bedroom apartment is located on the 5th floor of a historic building with an elevator, situated on a quiet side street between Charles Square and the Vltava River embankment. Its exceptional location offers convenient access to amenities within walking distance from shops and services to cafés, restaurants, a metro station, and tram stops.

The layout comprises a living room with a kitchenette, a bedroom, a bathroom with a shower and toilet, and an entrance hall. The living spaces are **west-facing**.

Thanks to **high ceilings**, the interior feels spacious, while its historic character is emphasized by **wooden casement windows**, paneled doors, and quality parquet floors. The apartment includes a **custom-made kitchen unit**. Heating is provided by a central gas system.

Living in the heart of Prague 2 combines **the vibrancy of city life** with opportunities to relax by the Vltava River, whether on the popular riverbank promenade or on **Střelecký and Slovanský islands**, featuring **greenery**, playgrounds, and cozy cafés. Transport connections are excellent, with tram stops and the **Karlovo náměstí metro station** within walking distance.

Floor area 46.4 m².



* 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.



Apartment One-bedroom (2+kk)

€ 398 613 | CZK 9 702 240

46.4 m², Prague 2, Nové Město, Na Zderaze

Označení	Název	Plocha / m²
01	Obývací pokoj + KK	19,2
02	Ložnice	16,2
03	Koupelna + WC	3,0
04	Předsíň	5,9
Užitná plocha bytu		44,3
Celková plocha bytu		46,4
Sklap		NE
Parkovací místo		NE

Byt A-12

2+KK

46,4 m²

5. NP



5. NP

