



Apartment One-bedroom (2+1)

€ 609 179 | CZK 14 800 000

86.6 m², Prague 2, Nové Město, Na Zderaze





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Total area	87 m²
Parking	-
Cellar	-
PENB	D
Reference number	110259

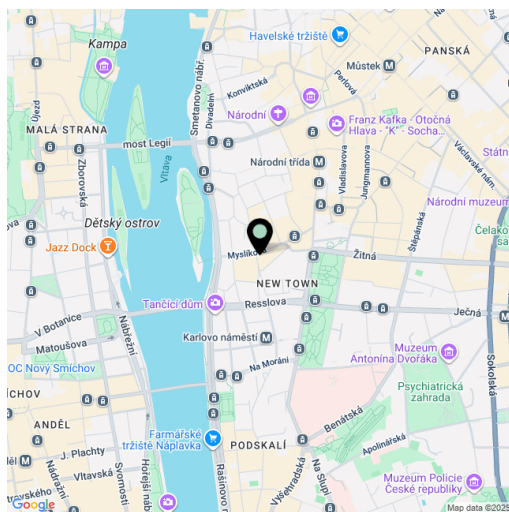
This sunny southwest-facing apartment is situated on the 4th floor of a sensitively renovated residential building with an elevator in New Town, close to Charles Square, Žofín Island, and the Dancing House. The location offers quick access to all amenities, theaters, galleries, restaurants, cafés, as well as a metro station and several tram stops.

The apartment consists of a living room with a dining area, a separate kitchen, a bedroom, a bathroom with both a bathtub and a shower, and an entrance hall with access to a utility/storage room.

The bright interior is enhanced by **quality parquet floors**, paneled doors, and traditional wooden casement windows. The apartment comes with a **custom-made kitchen unit**. Central heating.

This excellent address in the center of Prague is within walking distance of major **historical landmarks** and right by **Myslíkova Street** with its selection of trendy venues. For a lively social scene, the Vltava riverbank promenade, Střelecký Island, and **Slovanský Island** are just a short stroll away. Everyday shopping can be done on nearby Charles Square, which also offers a metro station and a tram hub.

Floor area 86.6 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.



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Označení	Název	Plocha / m²
01	Obývací pokoj	26,5
02	Kuchyně	17,0
03	Ložnice	18,6
04	Koupelna	11,8
05	Předsíň	7,5
06	Komora	0,8
Užitná plocha bytu		82,2
Celková plocha bytu		86,6
Sklep		NE
Parkovací místo		NE

Byt A-14

2+1

86,6 m²

5. NP



5. NP

