



Apartment One-bedroom (2+kk)

Sold

48.5 m², Prague 2, Nové Město, Na Zderaze





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Total area	49 m²
Parking	-
Cellar	-
PENB	D
Reference number	110522

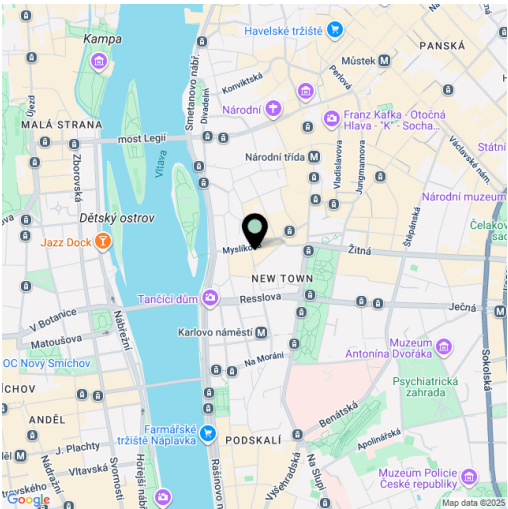
This bright one-bedroom apartment is located on the 2nd floor of a historic building with an elevator, situated on a quiet side street between Charles Square and the Vltava River embankment. Its exceptional location offers convenient access to amenities within walking distance from shops and services to cafés, restaurants, a metro station, and tram stops.

The layout consists of a living room with a **bay window** and a kitchen, a bedroom, a bathroom with a shower and toilet, and a hallway. 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 48.5 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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Byt A-7

2+KK

48,5 m²

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Označení	Název	Plocha / m²
01	Obývací pokoj + KK	21,8
02	Ložnice	15,7
03	Koupelna	3,3
04	Chodba	5,8
Užitná plocha bytu		46,6
Celková plocha bytu		48,5
Sklep		NE
Parkovací místo		NE



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