



Apartment One-bedroom (2+kk)

€ 507 873 | CZK 12 361 635

73 m², Prague 2, Nové Město, Na Zderaze





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Total area	74 m²
Floor area*	73 m²
Balcony	1 m²
Parking	-
Cellar	-
PENB	D
Reference number	110524

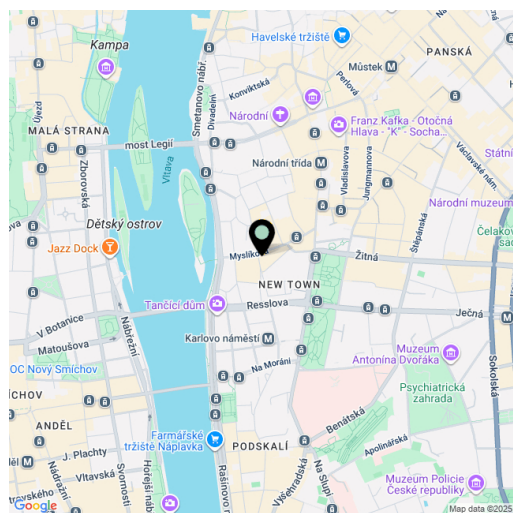
This bright and spacious apartment with a balcony is located on the 3rd floor of a historic building with an elevator, situated on a quiet side street between Charles Square and the Vltava River embankment. Its exceptional location offers convenient access to amenities within walking distance from shops and services to cafés, restaurants, a metro station, and tram stops.

The layout of the apartment consists of a living room with a balcony connected to a dining area and a kitchen corner, a bedroom, a bathroom with a bathtub and toilet, a storage room, and an entrance hall. The living areas are south-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 73 m², balcony 0,9 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	23,5
02	Kuchyně	13,5
03	Ložnice	13,6
04	Koupelna	3,8
05	Předsíň	13,1
06	Komora	0,6
Užitná plocha bytu		68,1
Celková plocha bytu		73,0
07	Balkon	0,9
Sklap		NE
Parkovací místo		NE

Byt A-9

2+1

73,0 m²

4. NP



4. NP