



Apartment One-bedroom (2+1)

85.8 m², Prague 2, Nové Město, Na Zderaze

€ 575 185 | CZK 14 000 000





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Total area	88 m²
Floor area*	86 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	D
Reference number	110525

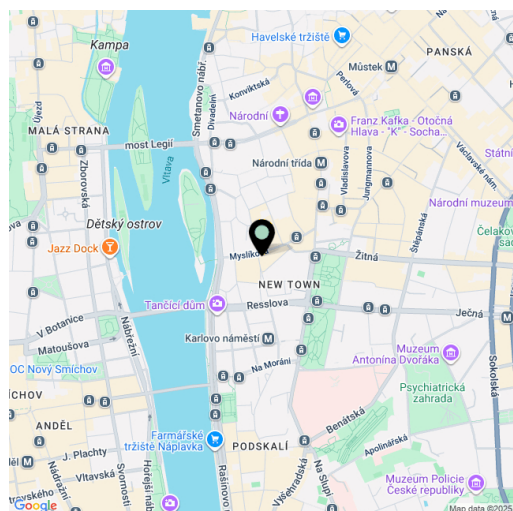
This bright and very spacious apartment with a balcony is located on the 3rd floor of a historic building with an elevator, situated on a quiet side street between Charles Square and the Vltava River embankment. Its exceptional location offers convenient access to amenities within walking distance from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

The layout consists of a living room with a **southwest-facing balcony**, a separate kitchen, a bedroom, a bathroom with a bathtub, shower, and toilet, a storage room, and an entrance hall. The living room is adorned with original **tiled stoves**.

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 85.8 m², balcony 1.8 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	26,1
02	Kuchyně	16,7
03	Ložnice	18,5
04	Koupelna	10,8
05	Předsíň	7,8
06	Komora	0,8
Užitná plocha bytu		80,7
Celková plocha bytu		85,8
07	Balkon	1,8
Sklep		NE
Parkovací místo		NE

Byt A-10

2+1

85,8 m²

4. NP



4. NP

