



Apartment One-bedroom (2+kk)

€ 464 871 | CZK 11 314 962

49.8 m², Prague 2, Nové Město, Na Zderaze





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Total area	50 m²
Parking	-
Cellar	-
PENB	D
Reference number	110528

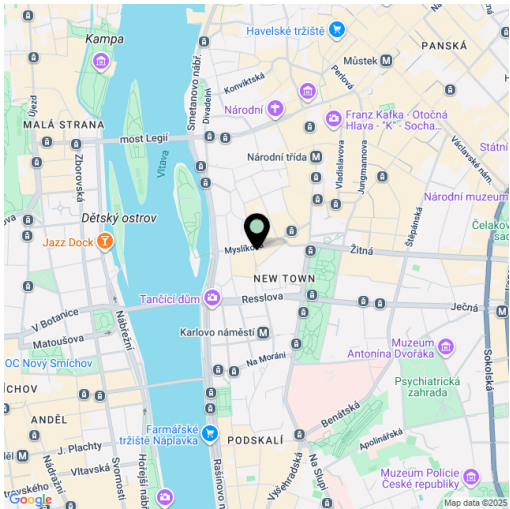
This bright air-conditioned two-room apartment is located on the 5th floor of a historic building with an elevator, situated on a quiet side street between Charles Square and the Vltava River embankment. Its exceptional location offers convenient access to amenities within walking distance from shops 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. From the bedroom, a staircase leads to a gallery.

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 57.9 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 + KK	19,9
02	Ložnice	13,0
03	Koupelna	5,9
04	Předsíň	7,9
Užitná plocha bytu		46,7
Celková plocha bytu		49,8
05	Terasa	8,1
Sklep		NE
Parkovací místo		NE

Byt A-15

2+kk

49,8 m²

6. NP



6. NP

