



Apartment One-bedroom (2+kk)

77.8 m², Prague 2, Nové Město, Na Zderaze

€ 537 299 | CZK 13 077 869





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Total area	78 m²
Parking	-
Cellar	-
PENB	D
Reference number	110530

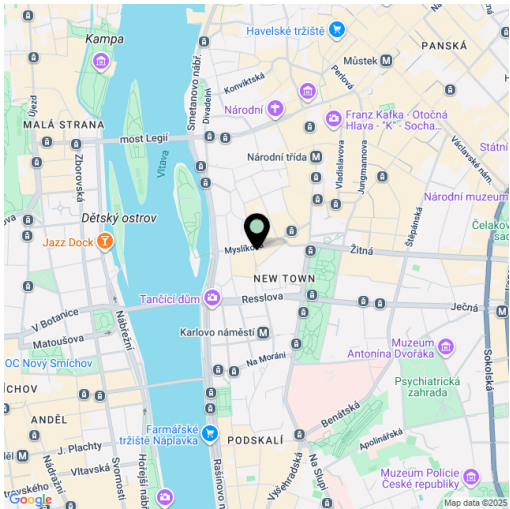
This bright air-conditioned two-bedroom apartment is located on the 5th floor of a historic building with an elevator, situated on a quiet side street between Charles Square and the Vltava River embankment. Its exceptional location offers convenient access to amenities within walking distance from shops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

The layout consists of a spacious living room with a dining area and kitchen, a bedroom with an **en-suite bathroom** (bathtub, toilet), a separate toilet, a **walk-in wardrobe**, and an entrance hall.

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**.

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 77.8 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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Byt A-17

2+KK

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Označení	Název	Plocha / m²
01	Obývací pokoj + KK	48,7
02	Ložnice	15,4
03	Koupelna	4,1
04	WC	1,0
05	Předsíň	3,1
06	Šatna	3,1
Užitná plocha bytu		75,4
Celková plocha bytu		77,8
Sklep		NE
Parkovací místo		NE



6. NP



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