



Apartment Two-bedroom (3+1)

121.4 m², Prague 1, Nové Město, Na Struze

€ 823 215 | CZK 20 000 000





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Total area	123 m²
Floor area*	121 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	D
Reference number	110567

This very spacious apartment with a balcony occupies the entire 1st floor of a fully renovated historic building, preserving its original architectural features and featuring a new elevator, located on a quiet street in the historic center of Prague, just a few steps from the Vltava riverbank, Žofín Island, and the National Theater.

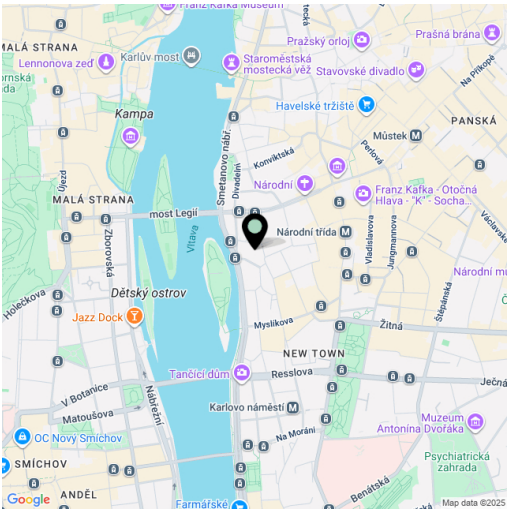
The layout offers a **southwest-facing** living room partially connected to the kitchen and dining area, 2 bedrooms, a bathroom with both a bathtub and shower, 2 separate toilets, and an entrance hall. The bedroom with a **balcony** faces northeast toward a quiet courtyard.

The bright interior feels exceptionally airy thanks to the **high ceilings**, while wooden casement windows, quality parquet floors, and paneled doors emphasize its **historic character**. The apartment comes with a fully fitted kitchen unit. Heating is provided by a private gas boiler.

Living in the very heart of the city, within sight of the **National Theater**, offers a wide selection of cafés, bistros, restaurants, shops, boutiques, and shopping centers. The lively social and cultural scene adds to the unique atmosphere. For relaxation, the quiet park on **Střelecký Island** or the expansive Petřín Gardens on the opposite bank of the Vltava are just a short walk away. Convenient transport connections throughout Prague are ensured by tram lines as well as the Národní třída and Karlovo náměstí **metro stations**.

The unit is currently rented at standard market rent.

Floor area 121.4 m², balcony 1.7 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	Předsíň	10,0
02	WC	1,2
03	WC	3,5
04	Koupelna	10,7
05	Ložnice	17,7
06	Obývací pokoj	29,7
07	Pracovna	14,4
08	Kuchyň	25,0
Užitná plocha bytu		112,2
Celková plocha bytu		121,4
09	Balkon	1,7
Sklép		NE
Parkovací místo		NE

Byt B-2

3+1

121,4 m²

2. NP



2. NP

