



Apartment Two-bedroom (3+1)

122.7 m², Prague 1, Nové Město, Na Struze

€ 862 777 | CZK 21 000 000





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Total area	124 m²
Floor area*	123 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	D
Reference number	110570

This spacious apartment of over 120 m² with a balcony occupies the entire 2nd 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, and the National Theatre.

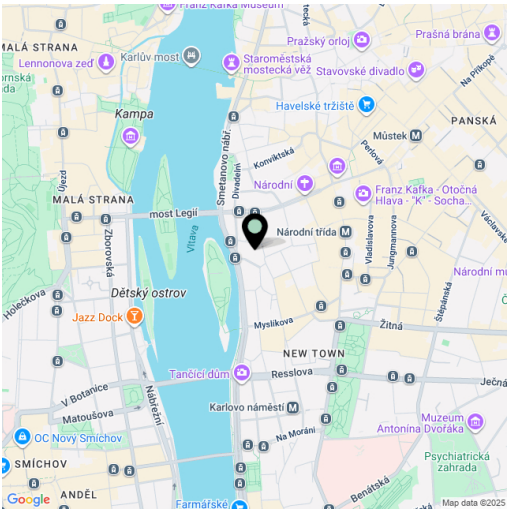
The layout offers a **southwest-facing** living room partially connected to the kitchen and dining area, 2 bedrooms, a bathroom with both a bathtub and a shower, 2 separate toilets, and an entrance hall. The bedroom with a **balcony** faces northeast toward a quiet courtyard.

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 122.7 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	10,9
02	WC	1,3
03	WC	2,9
04	Koupelna	10,7
05	Ložnice	18,0
06	Obývací pokoj	29,9
07	Pracovna	14,9
08	Kuchyně	24,3
Užitná plocha bytu		112,9
Celková plocha bytu		122,7
09	Balkon	1,7
Sklep		NE
Parkovací místo		NE

Byt B-3

3+1

122,7 m²

3. NP



3. NP

