



Apartment Two-bedroom (3+1)

125 m², Prague 1, Nové Město, Na Struze

€ 944 947 | CZK 23 000 000





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Total area	127 m²
Floor area*	125 m²
Balcony	2 m²
Parking	-
Cellar	-
PENB	D
Reference number	110573

This very spacious and sunny apartment with a balcony occupies the entire 4th 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.

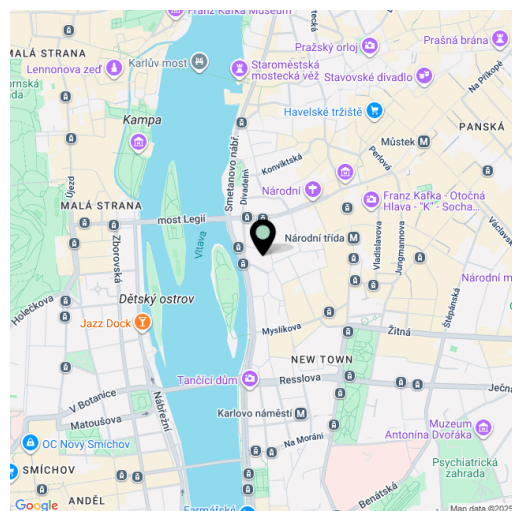
The layout features a **southwest-facing** living room partially connected to the kitchen and dining area, 2 bedrooms, a bathroom with both a bathtub and a shower, 2 separate toilets, and an entrance hall. The bedroom with a **balcony** faces northeast toward a quiet courtyard.

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 125 m², balcony 2.3 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	Předsiň	10,7
02	WC	1,2
03	WC	3,4
04	Koupelna	10,7
05	Ložnice	19,7
06	Obývací pokoj	27,5
07	Pracovna	17,1
08	Kuchyně	25,1
Užitná plocha bytu		115,4
Celková plocha bytu		125,0
09	Balkon	2,3
Sklep		NE
Parkovací místo		NE

Byt B-5

3+1

125 m²

5. NP



5. NP

