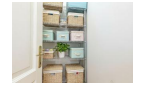
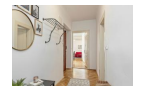


Sale of a spacious apartment 3+kk (108 sqm) on the 4th floor, Prague 1 - New Town, Ječná Street.



14 900 000,00 CZK

including legal services and real estate agency commission

layout :	3+kk - 2 bedrooms	size :	106.1
city :	Praha	town quarter :	Prague 2
district :	Nové Město	street :	Ječná
number of rooms :	3	number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

Spacious two-bedroom apartment with private heating Generous 3+kk apartment covering 108 sqm on the 4th floor with an elevator. Just a few steps from the I.P. Pavlova metro station providing excellent transport connections to all parts of Prague. A few minutes' walk to Charles Square and about five minutes to Wenceslas Square. You will find all services in the immediate vicinity - shops, restaurants, cafes, schools, and medical facilities. Layout of the apartment: Entrance hall Living room with a fully equipped kitchen Two spacious bedrooms Newer bathroom with bathtub, shower, and toilet Two storage closets The apartment underwent a complete renovation ten years ago, emphasizing the quality of materials and preserving the original character. The bathroom was completely renovated two years ago and appears fresh and modern. Equipment: The price includes a kitchen unit with all appliances - refrigerator, hob, microwave oven, extractor hood, and dishwasher. Rooms have parquet floors, and the bathroom is tiled. Heating and hot water are provided by a private gas boiler, allowing you full control over consumption and costs. The building has an elevator, and entry is secured by automatic doors with chip access. Internet connection is also available. Why be interested in this apartment: If you want comfortable living in the city center, this apartment is the ideal choice. The two large bedrooms offer plenty of space even for a family, or one can be used as a quiet

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- PROPERTY AND FACILITY MANAGEMENT ●

study. The apartment is also an interesting investment opportunity – it is currently leased to a successful company operating short-term rentals. It generates an annual income of 456,000 CZK from rent (the tenant also pays fees associated with using the apartment and energy). The contract can be terminated with a three-month notice period if necessary. Photos are processed by AI homestaging for a better idea of the space's potential. See the actual condition during a visit. Energy Performance Certificate (PENB) not presented, hence class G is mentioned.

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