Happy House Rentals, s.r.o.
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Is the estate atractive for you?
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Sale of a spacious apartment 3+kk (106,1 sqm) on the 4th floor, Prague 1 - New Town, Ječná Street.





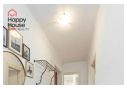


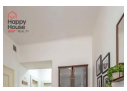




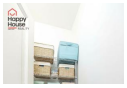
















14 600 000,00 CZK

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 apartment with two bedrooms and private heating Generous apartment 3+kk of 106.1 m² on the 4th floor with an elevator. Just a few steps away from the I. P. Pavlova metro station - giving you excellent transport connections to all parts of Prague. A few minutes' walk to Charles Square and about five minutes to Wenceslas Square. In the immediate vicinity, you will find all services – shops, restaurants, cafes, schools, and medical facilities. Layout of the apartment: Entrance hallway Living room with a fully equipped kitchen Two spacious bedrooms Newer bathroom with a bathtub, shower, and toilet Two storage chambers The apartment underwent renovation about ten years ago, with the bathroom completely renovated approximately three years ago, giving it a fresh and modern look. Equipment: The price includes a kitchen unit with all appliances - fridge, hob, microwave, extractor hood, and dishwasher. The floors in the rooms are parquet and the bathroom has tiling. Heating and water heating are provided by a private gas boiler, giving you full control over consumption and costs. The building has an elevator and the entry is secured with automatic doors with chip access. Internet connection is readily available. Why consider this apartment: If you want comfortable living in the city center, this apartment is an ideal choice. The two massive bedrooms are separated by a partition, which can be removed to adjust the layout to 4+kk due to the abundance

of windows. The apartment is also an interesting investment opportunity – it is currently rented to a successful company that operates short-term rentals. It generates an annual income of 456,000 CZK from rent (the tenant also pays fees associated with the use of the apartment and utilities). The contract can be terminated if necessary, with a three-month notice period. Photos have been enhanced by AI, only adjusting decorations. The ENERGY PERFORMANCE CERTIFICATE was not provided, thus the rating is listed as Class G.