Happy House Rentals, s.r.o.
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Is the estate atractive for you?
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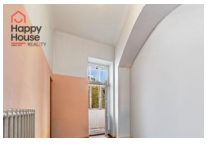
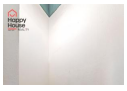
Sale of an apartment 3 bedroomn (113sqm) on the 3rd floor with a winter garden (2,9sqm) and a cellar (5sqm), Prague 2 - New Town, Jenštejnská street.





17 550 000,00 CZK

incl legal services and real estate agency commission

layout :	4+1 - 3 bedrooms	Celková užitná plocha :	120.9
city :	Praha	town quarter :	Prague 2
district :	Nové Město	street :	Jenštejnská
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	balcony, cellar, elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful
type of ownership :	personal		

We offer for sale a spacious and bright apartment, measuring 113 sqm, located on the 3rd floor of a 4-story brick building with an elevator in Prague 2, Nové Město. The apartment is designated for partial renovation. It features a winter garden (2,9sqm) and a sleeping loft. There is also a cellar (5sqm) available on the basement of the building. The apartment has an entrance hall, a spacious kitchen, a living room, and 3 bedrooms. One of the bedrooms includes a built-in sleeping loft, and another gives access to the winter garden. Additionally, there is a bathroom, a separate toilet, cloakroom and a practical pantry. The kitchen is equipped with built-in appliances, a refrigerator with a freezer, a gas cooktop, an electric oven, a dishwasher, and an extractor hood. The bathroom includes a bathtub and preparations for a washing machine. The hallway features built-in wardrobes and a gas boiler (heating is via radiators). The floors in the rooms are wooden parquet, and the bathroom and toilet have tiled floors. The apartment offers views of a quiet south-facing courtyard and a peaceful, one-way side street to the north. There is a shared courtyard available; it is smaller with a concrete surface. Around the building, there are blue parking

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zones. An energy performance certificate has not yet been issued; therefore, we list it the category, which is G. The apartment is rented for a fixed term until February 28, 2029. The monthly costs for the apartment are 1.100 CZK/person + gas + electricity. The apartment is situated in an exceptional location just steps from the famous Dancing House, offering ideal connections to the city center as well as opportunities for relaxation or sports along the river embankment, which features a cycle path and hosts regular farmers' markets. It is just a short walk to the Karlovo náměstí transport hub—serving trams, buses, and Metro Line B—which also features a beautiful park. The surrounding area offers a wide range of restaurants, cafés, and cultural activities. Whether you are buying this property as an investment for rental or not, we are happy to provide our above-standard services in the management of residential units or mortgage consulting.