Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Petra Štěpánková DiS.
+420 774 480 454
stepankova@happyhouserentals.com

ID: 979191

Sale of a 2 bedroom apartment (93.88 sqm) on the 3rd floor, with a balcony, in Nové Město, Prague 2, Jenštejnská Street.















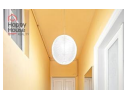












16 500 000,00 CZK

including legal services and real estate agency commission

layout :	3+1 - 2 bedrooms	Celková užitná plocha :	93.88
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, 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 a sale 2 bedroom apartment measuring 93.88 sqm, located on the third floor of a brick building with a lift in Prague 2, Nové Město. The apartment requires partial renovation. From the entrance hallway, there is separate access to all three rooms and to the kitchen. All the rooms have wooden parquet flooring, while the kitchen and hallway have laminate flooring, otherwise, floor tiles. The kitchen, which has a balcony, and one of the rooms face south over a quiet courtyard. The remaining rooms face north onto the quiet Dittrichova Street. The bathroom has a bathtub, and the toilet is separate. Heating via radiators is provided by a gas boiler located in the apartment. Blue and purple parking zones are available around the building. There is a shared courtyard available; it is on the smaller side and has a concrete surface. Along with the apartment, a share in the cellar spaces located within the building's service areas will be transferred to the new owner. An energy performance certificate is not yet available, so we have listed the property in class G. The apartment is rented under a fixed-term lease until 28 February 2029. Monthly costs are CZK 1.100 per person, plus gas and electricity. The apartment is in an

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exceptional location, just a few steps from the famous Dancing House. It offers easy access to the city centre as well as opportunities to relax or exercise along the river embankment, which has a cycle path and regularly hosts farmers' markets. Karlovo náměstí transport hub is just a short walk away, with tram and bus services and Metro Line B, as well as a beautiful park. The surrounding area offers a wide range of restaurants, cafés, cultural activities, and full civic amenities. Whether you are buying this property as a rental investment or for another purpose, we would be pleased to offer our premium services in apartment management and mortgage advice.