

Sale of a partially furnished two-room apartment (59.4sqm) on the ground floor, Prague 2 - New Town, Na Zderaze street.

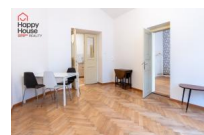
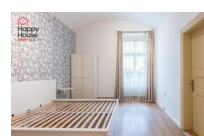
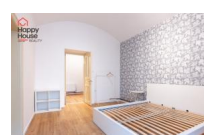
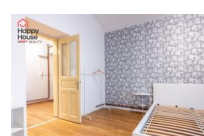


10 650 000,00 CZK

incl legal services and real estate agency commission

layout :	2+1 - 1 bedroom	size :	59.4
city :	Praha	town quarter :	Prague 2
district :	Nové Město	street :	Na Zderaze
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :		other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We exclusively offer for sale a modern, partially furnished two-room apartment with an area of 59.4 sqm, located in a quiet area of Prague 2 (New Town) on Na Zderaze Street. The building is excellently located near the center of Prague, yet situated on a quiet street. Transportation links - just 5 minutes walk from the B metro station - Karlovo náměstí, or a 5-minute walk to the tram stop at Jiráskovo náměstí. For those who love river views, we recommend a walk 300 meters from the house towards Jiráskův Bridge and along the riverbank, where there are pleasant bars for sitting, excellent restaurants, divine pastry shops, and a lot of other entertainment (e.g. a moored boat with a beach volleyball court and bar). In the apartment, the kitchen is situated in the entrance hall; a door leads from there to the living room, and another door leads from the living room to the bedroom, which is not a walk-through room. The kitchen unit includes an electric stove with a ceramic hob, extractor hood, and dishwasher. A refrigerator is not included, but there is a prepared space and connection for it. The floor is vinyl. In the living room, there is only a dining table, chairs, and a small table. Floors - wooden parquet. In the bedroom, there is a double bed with a base, no mattress, a wardrobe, and a small table. The floor is laminate. The bathroom has a bathtub, washing machine, heating ladder, sink, and mirror. The toilet is separate. Both have tiled floors. Heating of the apartment is by a



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modern gas boiler that distributes heat to radiators, water heating through a sufficiently large boiler, everything is fully automatic. The advantage is low energy costs (electricity about 1200 CZK per month and gas about 1800 CZK per month). The PENB certificate is not available; therefore, it is listed as class G. The apartment is currently rented, with a lease running until the end of May 2027. Whether or not you are purchasing this property as a buy-to-let investment, we would be happy to provide you with our premium services in residential property management or mortgage consulting.

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