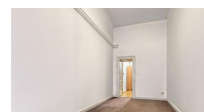
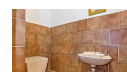


Rental of a 2 bedroom apartment (88sqm) on the ground floor, Prague 2 - New Town, Jenštejnská street.



12 800 000,00 CZK

including legal services and real estate agency commission

layout :	3+1 - 2 bedrooms	Celková užžitná plocha :	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 :	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 are offering for sale an 2 bedroom apartment, 88 sqm, located on the ground floor of a brick building with an elevator in Prague 2, New Town. The apartment requires a complete renovation (electricity, floors, windows, kitchen unit, bathrooms). From the entrance hall of the apartment, you can access all three rooms separately and the kitchen as well. Two of the three rooms and the kitchen have linoleum floors, and the last room has laminate flooring. The kitchen and one room face a quiet courtyard, and the other rooms face the quiet Dittrichova street. There is a bathtub in the bathroom. The toilet is separate. The heating is provided by a newer Bosch GC2300iW boiler (February 2025). In the vicinity of the building, there are blue and purple parking zones. The energy label is not yet available, so we list it as class G. The apartment is rented on a fixed-term lease until 31/8/27. The monthly costs for the apartment are CZK 900/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'

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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 rent or not, we are happy to provide our above-standard services in the management of housing units or mortgage consulting.

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