

Apartment 2+kk + balcony + cellar, total 78 m², apartment in ownership, Prokopovo náměstí 175/9, Prague 3, 5th floor, modern, spacious, and bright attic apartment built in 2013, first owner, elevator, location in the center of Prague.

REASON FOR SALE – The apartment is offered for personal reasons; the owner plans to acquire another property and will use the proceeds to finance it.

LAYOUT – Entrance hall 8.5 m², kitchenette 8.8 m², living room 31.95 m², bedroom 15.35 m², bathroom with toilet and bathtub 4.35 m², separate toilet 1.6 m² = total apartment area 70.55 m² + balcony 3.3 m² and cellar 4 m²

INTERIOR – Beautiful, bright, and spacious attic apartment purchased from the developer in 2013, well-maintained, undamaged, no renovation needed – everything is new and fully functional, including new electrical and plumbing installations. Orientation NE/SW, roof windows with quality sealing, floating floors and tiles, air conditioning in the apartment. Entrance hall – separate toilet with sink, gas boiler and electric water heater, custom-built wardrobes with space for a washing machine. Kitchenette – ceramic hob, oven, dishwasher, fridge with freezer. Large living room 32 m², bedroom with built-in wardrobe leading to bathroom with bathtub and toilet. The entrance hall leads to a balcony with a nice view of the historic city roofs.

BUILDING – Representative, carefully maintained first-republic apartment building in good technical condition, original historic stucco, painted, roof and interior recently renovated, elegant railing and staircase, stylish gates, elevator, balcony on each floor, newly built cellar approx. 4 m² in the basement. Gas and optical cable are installed. Well-functioning homeowners' association (HOA), manages maintenance properly, clean and quiet building, friendly neighbors. Small courtyard on the ground floor with table and chairs for relaxation.

ADVANTAGES – Low fees – only CZK 2,780/month (including CZK 1,375 to the reserve fund) + electricity and gas according to consumption. Stable HOA without debts, first owner – perfect condition, modern apartment in the historic center, balcony with a view, AIR CONDITIONING.

INVESTMENT OPPORTUNITY – The apartment is currently rented until 31 March 2026 to a nice young couple (fixed-term lease). The lease can be transferred to the new owner, providing a good investment opportunity with immediate income of at least CZK 30,000/month. Otherwise, the apartment will be available for occupancy from 1 April 2026.

TRANSPORT & SURROUNDINGS – Prokopovo náměstí is one of the most popular parts of Žižkov, excellent transport accessibility, urban atmosphere as well as parks and greenery. Tram 3–5 min, city center within 15 min, Vítkov and Parukářka parks, shops, cafes, restaurants, banks, pharmacies, and much more.

GPS: 50.0863775N, 14.4523650E

FROM CADASTRAL OFFICE – Apartment 2+kk, Prokopovo náměstí no. 175, LV 20290, building on plot no. 740, unit no. 175/20, share of common parts 6875/156696, Cadastral Office Žižkov (Prague City territory); 727415

VIEWINGS – 25 November 2025 at 13:00 and 9 December 2025 at 13:00, by phone appointment only. Participation must be confirmed. For more information call – mobile 777 250 201, Vítězslav Matyáš

Buy Now Price: CZK 11,000,000