

Rent of the apartment 2+kk, 54m², Prague 10 - Dolni Mecholupy

8 500 000 Kč /property

54 m² • Praha, Dolní Měcholupy, Františka Jansy



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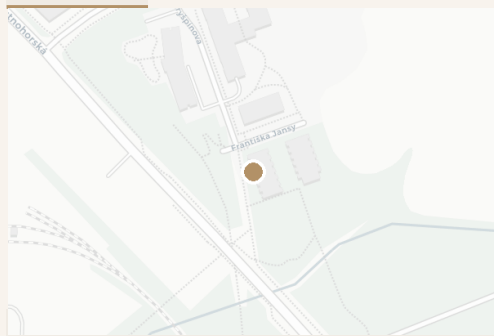
Property details

Floor area	54 m ²
Usable area	54 m ²
Balcony	4 m ²
Parking	Yes
Cellar	No
Floor of placement	3. NP
Building condition	New building
Furnished	No
Ownership	Personal
PENB	B - Very economical
Category	Sale – Apartments – 2+kk
Housing costs	1800 Kč
Available from	1. 10. 2026
ID	012323

Contact

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Location



Description

We are pleased to offer for exclusive sale this bright and spacious one-bedroom apartment (2+kk layout) with a floor area of 54 m², located in the thriving district of Prague – Dolní Měcholupy.

The apartment is situated on the 3rd floor of a modern new-build with a lift. The generous number of windows floods the entire space with natural light, creating an open and airy atmosphere.

Layout:

The apartment comprises an entrance hall, an open-plan living room with kitchen, a bedroom, a bathroom and a storage room. The kitchen is fully equipped with appliances, including an induction hob with oven, fridge-freezer, dishwasher and extractor hood. The living room opens directly onto a balcony. The bathroom features a bathtub, toilet and washbasin with under-sink storage. The bedroom includes a built-in wardrobe. The storage room is fitted with a shelving system and houses the washing machine. All rooms are fitted with ceiling lighting.

A parking space in the underground garage on the ground floor is included in the sale.

Costs & Energy:

Monthly service charges amount to CZK 6.600 (including a sinking fund contribution of CZK 580). Electricity is not included in the monthly charges and is transferred to the new owner or tenant. Energy performance rating: **B**.

Location:

The apartment is situated in a quiet and pleasant residential neighbourhood with modern architecture. A Retail Park is within walking distance (approx. 5 minutes). Nearby bus connections provide excellent access to the city centre and the metro network.

Investment Opportunity:

The apartment is currently tenanted by reliable occupants who pay rent promptly and in full. For investors, this represents an immediate rental yield with no need to source new tenants. The current tenants have been informed of the sale and are prepared to vacate the property if required. The existing tenancy agreement runs until the end of September 2026.

The apartment is offered unfurnished. A virtual interior design concept has been prepared to help you visualise the space's potential.

For further information or to arrange a viewing, please do not hesitate to get in touch.