



## Apartment Three-bedroom (4+kk)

€ 668 248 | CZK 16 900 000

83 m<sup>2</sup>, Praha 1, Josefov, Dušní





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Total area	83 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	Not required
Reference number	106081

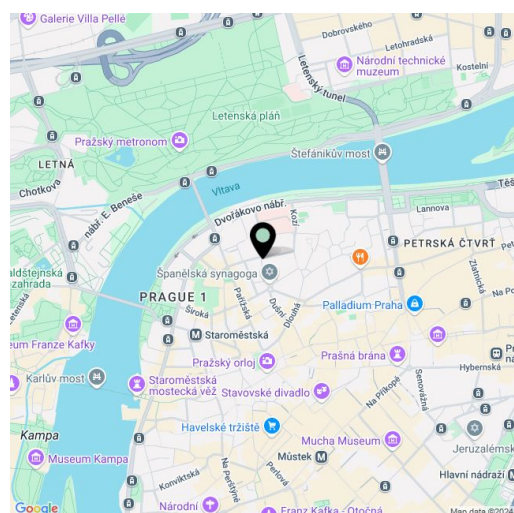
This tastefully furnished, air-conditioned apartment with preserved original elements is located on the 1st floor of an Art Nouveau building situated in the heart of Old Town, in a part of the former Jewish Quater, full of history and a rich cultural and social life.

The layout of the apartment consists of a living room with a walk-through kitchen, 2 west-facing bedrooms towards a quiet courtyard, one of which leads to a **walkable terrace** (it can be used, but is not part of the sale), a 3rd bedroom with a **tiled stove**, a bathroom with a bathtub, a 2nd bathroom with a shower, and an entrance hall. The apartment includes a **cellar** located in the basement of the building.

The period character of the unit is complemented by refurbished **casement windows** with insulation, elegant chandeliers, **wooden parquet floors** in the rooms, and solid **2.3-meter-high interior doors**, along with the **original Art Nouveau entrance door**. The kitchen is equipped with built-in Whirlpool appliances, while the bathroom features sanitary ware from the high-quality **Hansgrohe** brand. Large-format tiles are laid on the floor in both the kitchen and bathroom. All rooms are equipped with **Daikin air-conditioning**, and floor heating and radiators are powered by a **Protherm** electric boiler.

An attractive location right in the **city center**, in its historic part full of architectural monuments, luxury shops, prestigious restaurants, and cozy cafes, promising an abundance of leisure activities, **culture**, and meeting places. For sports and relaxation, it is possible to use the nearby **Letenská sady garden** or the **Vltava** embankment. The location is easily accessible by tram and metro.

Floor area 82.9 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.