



## Apartment One-bedroom (2+kk)

Ask for price

105 m<sup>2</sup>, Prague 1, Josefov, Elišky Krásnohorské





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Total area	108 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	1 garage parking space for purchase
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26703

The **Celinka boutique housing project**, led by architect **Barbora Škorpilová**, originates in an early **Functionalist house**, which after a complete reconstruction has preserved original elements and boasts high-end living. **Location in the heart of Prague just a few steps from Pařížská Street and within walking distance of major Prague monuments.**

The layout of the 1st-floor apartment features a large **living room with east-facing windows with views of the Spanish Synagogue**, a partly separate kitchen and 1 west-facing bedroom with a balcony overlooking the courtyard and an en-suite bathroom. There is also a spacious entrance hall, a separate toilet, and a utility room.

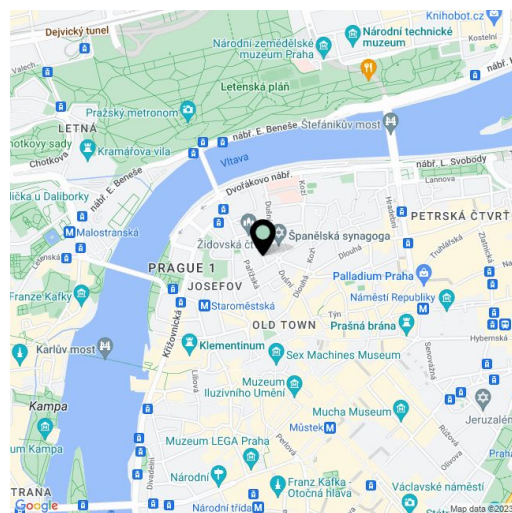
The ceiling height of 3.5 m ensures a comfortable feeling of space and airiness. The **high standard** apartment is in the state of white walls, and can be finished by the **Mimolimit studio (Škorpilová)**, **Nobis Studio**, or by the buyer's architect of choice. There are **casement windows** with insulated double-glazed panes, entrance safety doors, and original replicas of balcony doors. The apartment will be prepared for the installation of **intelligent FCU (fan-coil unit) technology and a cooling system**. The **recuperation unit** will ensure optimum humidity and cleanliness. An electronic camera system will secure the front door. The apartment includes a **cellar** and it is possible to buy **1 garage parking space** in the automatic parking system.

The building is located on a side alley lined mostly by residential buildings with long-term tenants (there is no nightclub or loud bar on the side street - ensuring tranquil living). The many advantages of living in the center can be yours, including a **parking card for residents (making parking anywhere throughout Prague 1 possible)**, countless cultural activities, easy accessibility to public transport, and immediate proximity to many offices, shops, theaters, and cinemas as well as quality schools of all levels.

Interior 104.8 m<sup>2</sup>, balcony 3.2 m<sup>2</sup>, cellar.

About the boutique residence: [Celinka project](#).

**For further information, please arrange a meeting in our office.**



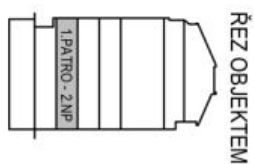
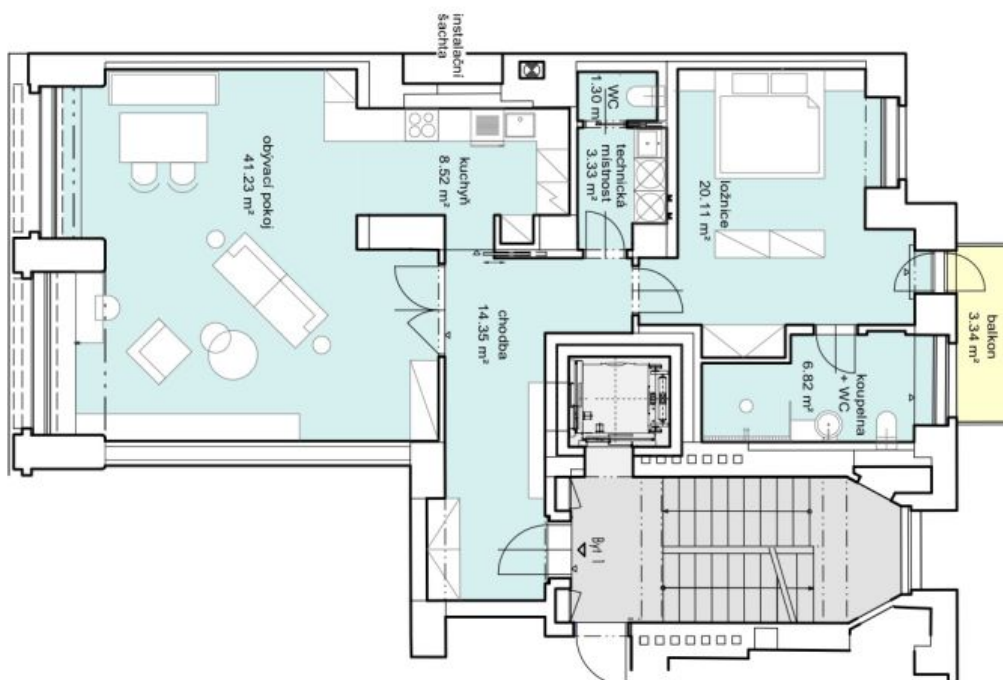
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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REZ OBJEKTEM

**PŘEHLED PLOCH 2.NP**  
 Užitková plocha ve 2.NP - Byt 1 - 95,66 m<sup>2</sup>  
 Celková prodejní plocha bytu 1 dle  
 nařízení vlády č. 386/2013 Sb. = 104,80 m<sup>2</sup>  
 Balkon - 3,34 m<sup>2</sup>

**LEGENDA**

- Vytáková šachta
- Komunikace
- Byt 1
- Balkon 1



Elišky Krásnohorské 5/12, Praha 1

