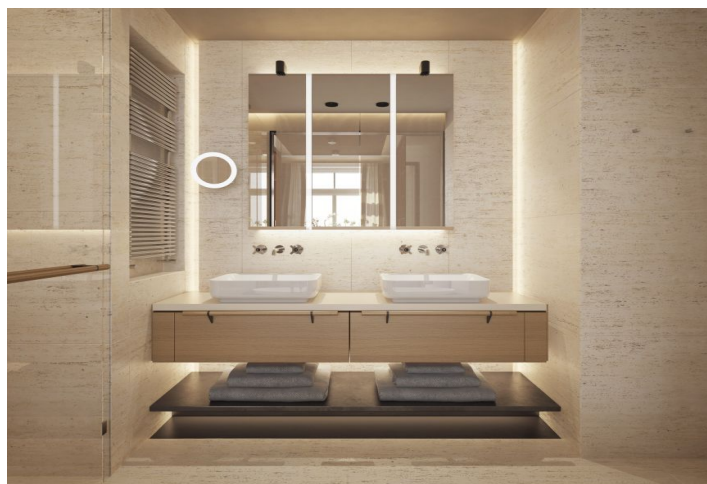




## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**128 m<sup>2</sup>, Prague 1, Josefov, Elišky Krásnohorské

Total area	131 m <sup>2</sup>
Floor area*	128 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	26763

The **Celínka boutique project**, led by the architect **Barbora Škorpilová**, originates in an early **Functionalist house**, which after a complete reconstruction preserved as many original elements as possible while at the same time acquiring attributes of 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 an open plan kitchen and dining room and **windows with views of the Spanish Synagogue**, a master bedroom with a **west-facing balcony overlooking the courtyard**, a walk-in wardrobe, and an en-suite bathroom, and there is also an eastern bedroom, a bathroom, a spacious entrance hall, and a utility room.

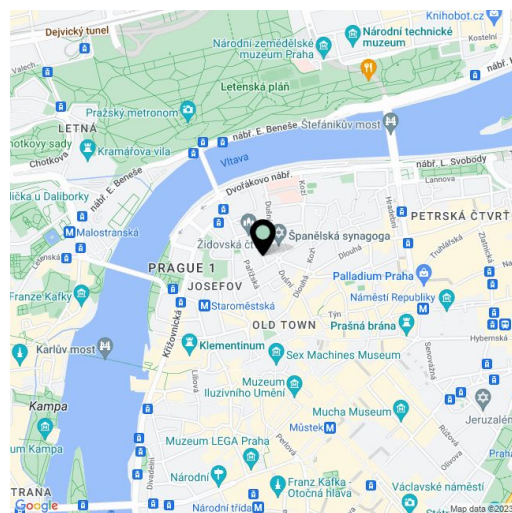
The ceiling height of 3.5 m ensures a comfortable feeling of space and airiness. The **high standard** apartment is in the state of **white walls**, and can be completed by the architect of the **Mimolimit** or **Nobis Studio**, or the buyer's architect of choice. There are **casement windows** with insulated double-glazed panes, entrance safety doors, and original replicas of balcony doors. For example, the apartment will be prepared for the installation of an **intelligent FCU (fan-coil unit) technology** or a **cooling system**. The **recuperation unit** will ensure optimum humidity and cleanliness. An electronic camera access 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 house is located on a side alley lined mostly by older residential buildings with long-term tenants. There is no nightclub. The many advantages of permanent residence in the center can be yours, including a **parking card for residents of Prague 1**, countless cultural activities, easy accessibility to public transport and close proximity to many offices, shops, theaters, and cinemas as well as quality schools of all levels.

Interior 128.5 m<sup>2</sup>, balcony 3.30 m<sup>2</sup>, cellar.

More information on the [Celínka project](#).

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



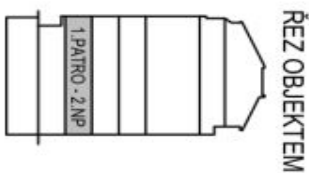
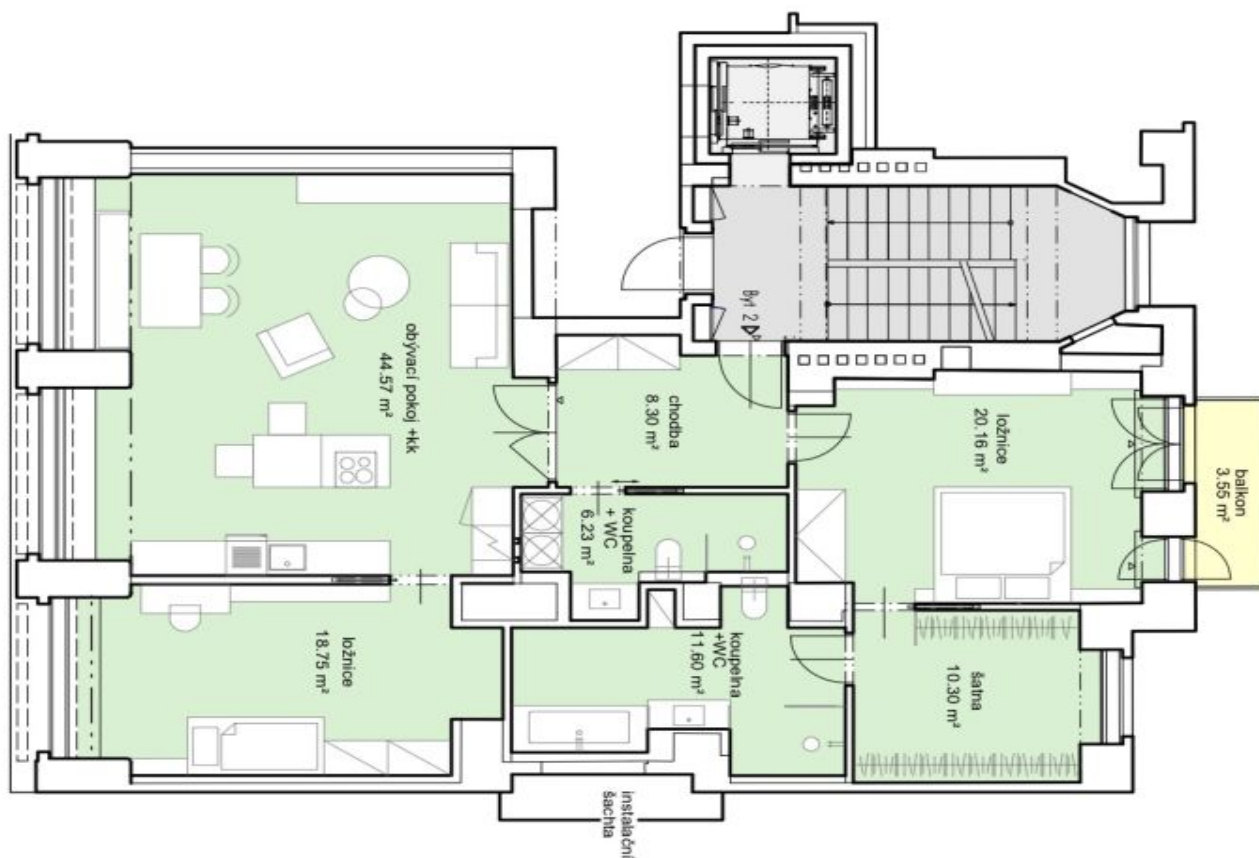
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Two-bedroom (3+kk)

Sold

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



2.NP  
Měřítko: 1:100

**PŘEHLED PLOCH 2.NP**

Užitková plocha ve 2.NP - Byt 2 - 119,91 m<sup>2</sup>  
Celková prodejní plocha bytu 2 obou díle  
nařízení vlády č.366/2013Sb. = 128,50 m<sup>2</sup>  
Balcon - 3,55 m<sup>2</sup>

**LEGENDA**

- Vytápná sádky
- Komunikace
- Byt 2
- Balcon 2



Elišky Krásnohorské 5/12, Praha 1