



## Apartment Three-bedroom (4+kk)

Sold

240 m<sup>2</sup>, Praha 1, Josefov, Elišky Krásnohorské





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Total area	246 m <sup>2</sup>
Floor area*	240 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	1 garage parking space for purchase
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26765

The **Celínka** boutique housing project, led by the architect **Barbora Škorpilová**, is being created in an early **Functionalist** building, will be **completely reconstructed**. Its original elements will be preserved, and it will also be updated to conform to high living standards. Located in the heart of Prague just a few steps from **Pařížská Street** and within walking distance of major Prague monuments.

The layout of this spacious floor-through apartment situated on the 2nd floor will consist of a large living room with an open plan kitchen, a dining area, gas fireplace, and **east-facing windows overlooking the Spanish Synagogue**, a study, and 2 west-facing bedrooms with balconies to the courtyard and walk-in closets. Both bedrooms have bathrooms and separate toilets. There is also a spacious entrance hall, a separate toilet, and a utility room.

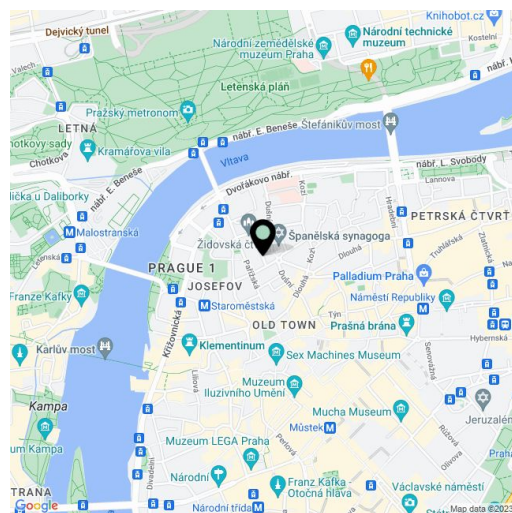
With a ceiling height of 3.5 m, the apartment is comfortable and airy and will be completed to a **higher standard** in the state of **white walls**, and can be completed by the **Mimolimit studio** (Škorpilová), the **Nobis Studio**, or by the buyer's architect of choice. There are insulated double-glazed **casement windows**, 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 cellar and is possible to buy 1 **garage parking space** in the automatic parking system.

The building is located on a side street lined mostly by residential buildings with long-term tenants (There is no nightclub or loud bar on the block - ensuring peace and quiet). The advantages of permanent residence in the center include 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 good schools.

Interior 239.98 m<sup>2</sup>, balconies 6.05 m<sup>2</sup> (2,85 m<sup>2</sup> and 3,20 m<sup>2</sup>, and cellar 3.2 m<sup>2</sup>.

More information on [Celínka project](#).

For more information, please contact our office to arrange a meeting.



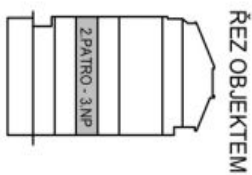
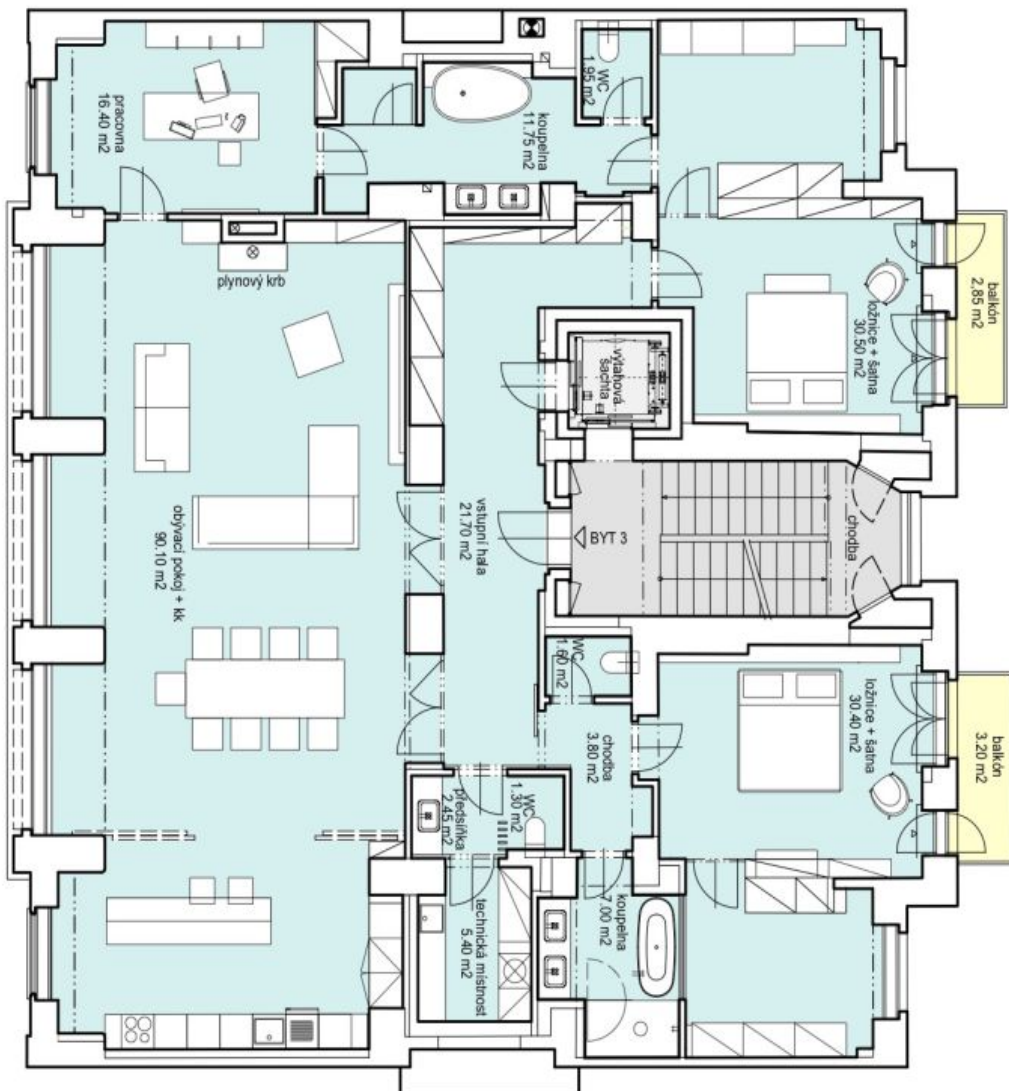
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**PŘEHLED PLOCH 3NP**  
Užitková plocha - Byt 3 - 224,35m<sup>2</sup>  
Balkony - 6,05m<sup>2</sup>  
Celková prodejní plocha bytu dle  
Nařízení vlády č. 366/2013Sb=239,98 m<sup>2</sup>

**LEGENDA**  
- Výtahová šachta  
- Kominikace  
- Byt 3  
- Balkón 3



Elišky Krásnohorské 5/12, Praha 1

