



## Apartment Three-bedroom (4+kk)

Ask for price

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          | 2 garage parking space for purchase |
| Garage           | Yes                                 |
| Cellar           | Yes                                 |
| PENB             | G                                   |
| Reference number | 26766                               |

The **Celínka** boutique housing project, led by architect **Barbora Škorpilová**, is being created in an early **Functionalist** building, which 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**.

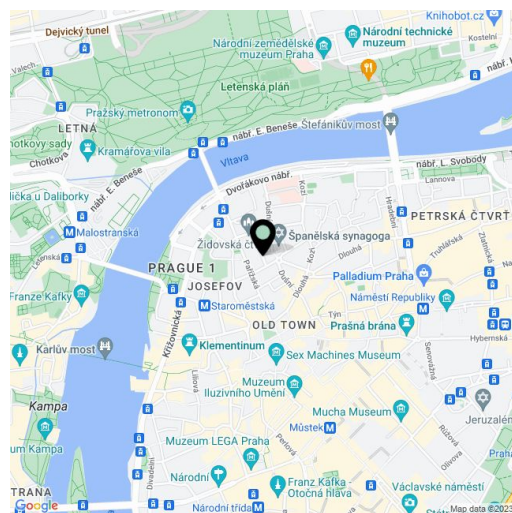
The layout of the 3d floor apartment features a large living room with an open plan kitchen, dining area, gas fireplace, and **east-facing windows with views of the Spanish Synagogue**, a study, and two west-facing bedrooms with balconies overlooking the courtyard and walk-in closets. There are bathrooms and separate toilets by both bedrooms. There is also a spacious entrance hall, a guest toilet, and a utility room.

With a ceiling height of 3.5 m, the apartments are comfortable and airy. This **high quality apartment** is 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 a 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 240 m<sup>2</sup>, balconies 6 m<sup>2</sup> (2.85 and 3.2 m<sup>2</sup>), cellar.

More about the project: [Celínka](#)



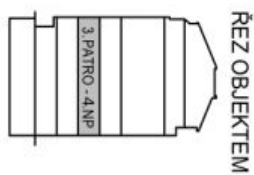
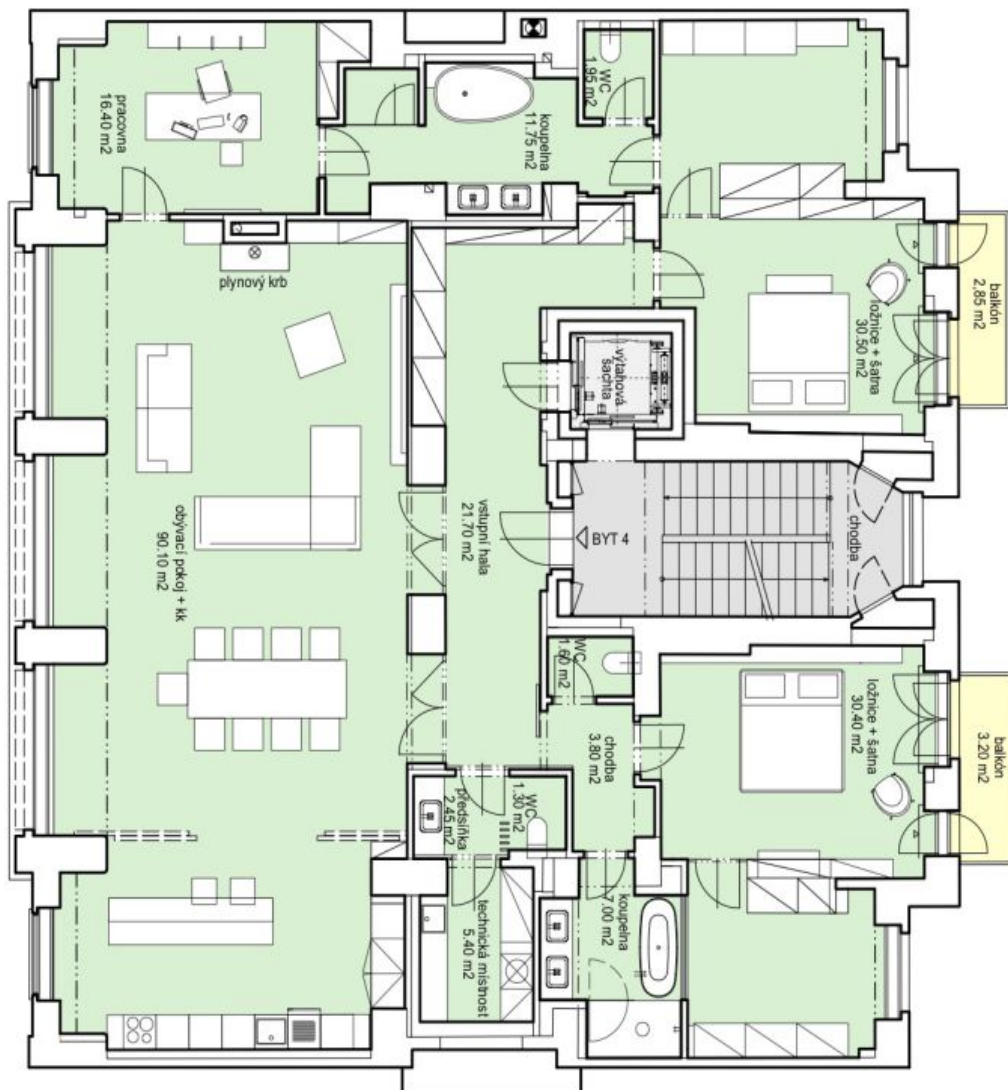
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**PŘEHLED PLOCH 4.NP**

Užitková plocha - Byt 4 - 224,35m<sup>2</sup>

Balkony - 6,05m<sup>2</sup>

Celková podélní plocha bytu dle Nařízení vlády č. 366/2013SB=239,98 m<sup>2</sup>

**LEGENDA**

- Vytahová šachta
- Kominace
- Byt 4
- Balkon 4



Elišky Krásnohorské 5/12, Praha 1

4.NP

Měřítko: 1:100