



## Apartment Three-bedroom (4+1)

Sold

144 m<sup>2</sup>, Praha 1, Josefov, Břehová





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Total area	144 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32022

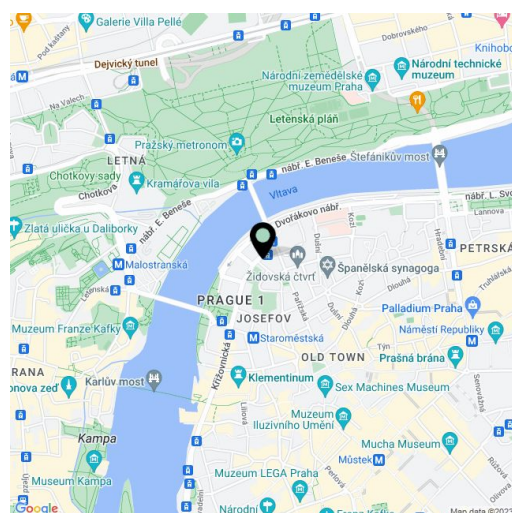
This classic apartment with high ceilings, large windows, and beautiful views of Old Town and Pařížská Street is located on the 4th floor of an Art Nouveau building from 1911 that has been completely reconstructed. A lucrative address right in the city center in the district of Josefov - a former Jewish quarter, yet away from the main tourist spots.

The large entrance hall of the apartment leads to all of the rooms: a living room, 3 bedrooms, a kitchen with a dining area, a bathroom, a pantry, and a guest toilet. The kitchen and 1 bedroom are oriented toward the southwest facing a quiet courtyard; the other rooms have **windows overlooking luxurious, tree-lined Pařížská Street.**

This apartment with high ceilings boasts **original parquet floors** and solid wood **cassette doors**. The interior is maintained but needs to be renovated. Casement windows (replaced about 10 years ago). The kitchen is equipped with built-in appliances (gas stove). The apartment is directly accessible by elevator. The unit comes with a newly renovated cellar unit. The block of houses, designed by **architect Antonín Engel**, has an enclosed courtyard with a **landscaped garden with a seating area** available for residents. Apartment owners have a profit share from the rental of offices.

The location offers excellent access by tram, metro, and bus, and a large selection of restaurants and cafes. A tram stop is 100 meters from the house, a bus stop is only a short walk away, **Staroměstská metro station (line A) can be reached on foot in 5 minutes.** Many architectural monuments, including synagogues and churches, and cultural institutions, such as the **Rudolfinum**, are within walking distance. There is also a kindergarten and an elementary school, a conservatory, or a university nearby.

Interior 143.6 m<sup>2</sup>, cellar 9.5 m<sup>2</sup>.



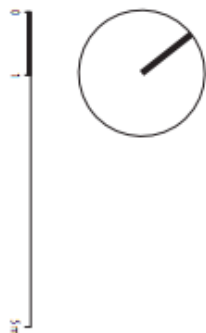
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BŘEHOVÁ 1, 4. PATRO - VPRAVO  
PLOORNS m 1:100

