



Apartment Two-bedroom (3+1)

Ask for price

117 m², Praha 1, Staré Město, Pařížská





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Total area	117 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	32276

This spacious air-conditioned apartment with 2 balconies, high ceilings, and preserved original architectural and decorative elements is part of an Art Nouveau building with an elevator. It stands on one of Prague's most prestigious addresses, on Pařížská Street with its luxury boutiques of world-famous brands.

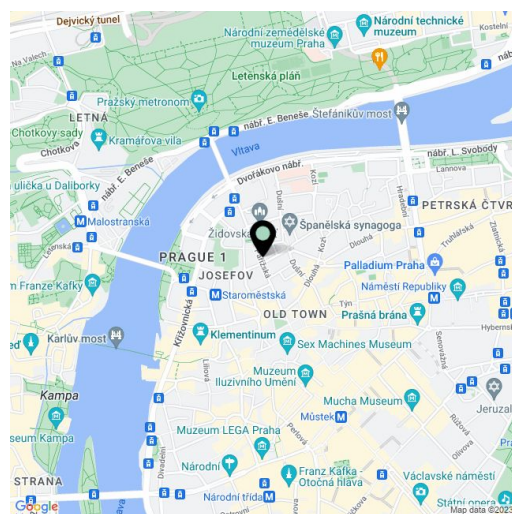
The apartment is located on the 3rd floor, where there is only one other unit. The living room with a balcony and a kitchen and one of the bedrooms face southwest towards **Pařížská Street**. The master bedroom with en-suite bathroom, walk-in closet/storeroom, and balcony faces **the quiet courtyard**. There is also a bathroom and a separate toilet accessible from the entry hall.

The interior design is by the **DONLIĆ Interior Design studio**. Modern facilities include a kitchen with **Siemens and Miele** appliances, Hansgrohe sanitary ware, and **air conditioning throughout the apartment**. The history of the building is highlighted by large **casement windows with original handles**, cassette doors with glass sandblasted panels, **ceilings with original paintings**, and oak parquet floors. **The height of the ceilings is 4 meters**. Heating is provided by a Vaillant gas boiler; heated tiles in the bathrooms. The unit comes with a **cellar**.

The renovated building is located in the heart of Old Town, just a few steps from the **Old-New Synagogue** or the **U Salvátora Church** and a minute's walk from **Old Town Square**. There are plenty of luxury shops, top restaurants, cozy cafes, historical monuments, and exhibition stands; it is easily accessible by tram and metro.

Sale in the form of a company transfer (share deal).

Interior 117 m², according to the owner's declaration 111.7 m², balcony facing Parizska Street approx 2 m², balcony to the courtyard approx 2 m²



* 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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