



## Apartment Three-bedroom (4+1)

Sold

163 m<sup>2</sup>, Praha 1, Josefov, Pařížská





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Total area	173 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	13 000 CZK monthly
PENB	G
Reference number	33578

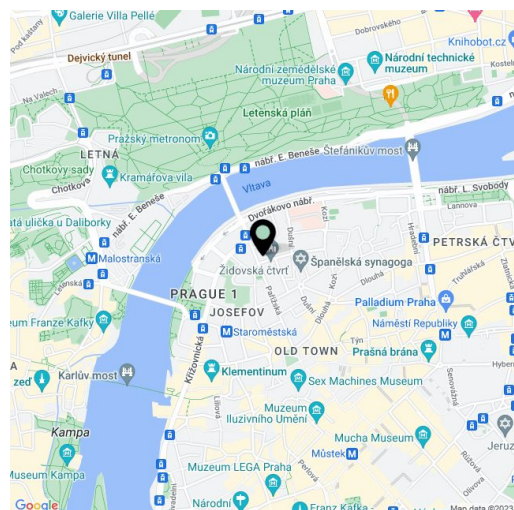
This spacious apartment with 2 balconies, preserved original architectural features, and stylish furnishings is located on the 2nd floor of a richly decorated Art Nouveau building after a complete and costly renovation, with a reception and a glass elevator. The distinctive building from 1906 by the architects R. Klenka and F. Weyr boasts a prestigious address: luxurious Pařížská Street, directly opposite the Old-New Synagogue.

The interior is divided into a living room with a balcony and an adjoining dining room, a separate kitchen with access to the balcony, a master bedroom with an en-suite bathroom, a second bedroom with an en-suite bathroom and a balcony facing a courtyard, a magnificent entrance hall, a guest toilet, a dressing room, and a closet. Both windows and the larger balcony offer views of Pařížská Street lined with mature trees.

In the interior, premium materials such as oak parquet floors or marble tiles were used. The facilities also include refurbished original interior doors and casement windows with wooden shutters. The wooden SmallBone kitchen is equipped with Miele built-in appliances, an American fridge, and a breakfast counter made of polished stone. Heating is with a gas boiler. The apartment has floor heating. Parking spaces can be rented at the hotel a few steps from the building.

An attractive location only a few steps from Old Town Square, the Rudolfinum, or the Vltava Embankment with breathtaking views of the Hradčany skyline provides all the benefits of living in the heart of Prague with luxury shops, fine restaurants, and bars. The location is easily accessible by public transport. A tram stop is a minute's walk away. The Staroměstská metro station (line A) is also within walking distance. It can also be reached by a midibus, which conveniently connects the Staroměstská, Malostranská, and Florenc metro stations.

Interior 163,4m<sup>2</sup>, balconies approx.10 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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