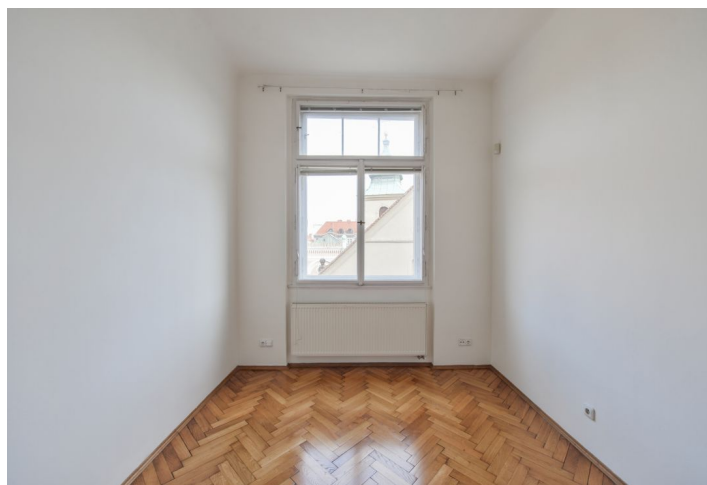




## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**81 m<sup>2</sup>, Praha 1, Josefov, Elišky Krásnohorské

Total area	82 m <sup>2</sup>
Floor area*	81 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	34300

This classic apartment with large rooms, high ceilings, and views of the Church of The Holy Spirit is located on the 6th floor of a nicely maintained historic building with an elevator, located on a side street in the impressive Josefov district, in the former Jewish Quarter, mere steps away from Pařížská Street with luxury shops.

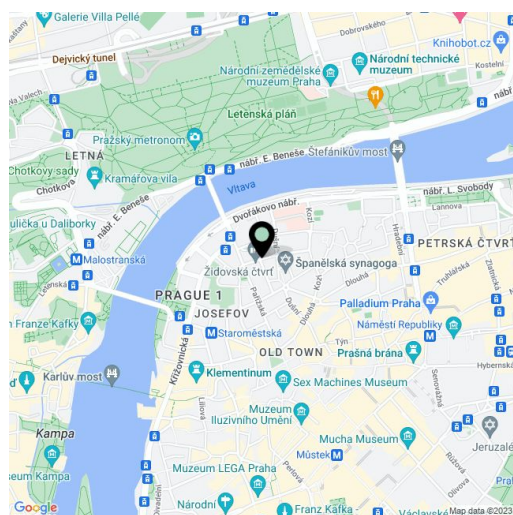
The east-facing apartment consists of a living room with a **bay window**, a bedroom with a **balcony**, a 2nd bedroom, a kitchen, a hallway, a bathroom, a guest toilet, an entrance hall, and a closet.

Facilities include **parquet floors**, original double-wings doors, a kitchen with an Electrolux electric oven and gas stove, **underfloor heating** in the bathroom, or a Jablotron security system. The windows are original wooden casement and will soon be replaced. Heating is by a Protherm gas boiler (from 2018). The unit comes with a **cellar**. Parking is in front of the building in the zone for residents; a garage parking space can be rented in a nearby hotel.

The building is located in one of **the most attractive parts of Prague**, yet apart from the main tourist routes. In close proximity are many monuments (such as the Church of the Holy Spirit, the Salvator Church, or the Spanish Synagogue), offers a wide range of restaurants and cafes, small shops, the boutiques of worldwide brands and Czech designers, but also services for daily life (grocery stores, a post office, a library, or schools (from kindergartens to high schools)). The location has good access to public transport. A tram stop is a few steps from the building and the metro within walking distance. You can relax in the green spaces of **Za svatyněmi garden** at the St. Agnes Convent.

Interior 80.5 m<sup>2</sup>, balcony 1 m<sup>2</sup>, cellar 4.7 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.

