



Apartment One-bedroom (2+kk)

Sold

58.48 m², Praha 1, Josefov, Valentinská





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Total area	60 m ²
Floor area*	58 m ²
Balcony	2 m ²
Parking	-
Cellar	-
Service price	2 419 CZK monthly
PENB	G
Reference number	40868

This meticulously renovated apartment with high ceilings and a balcony overlooking the courtyard boasts a prestigious address in Prague 1 - Josefov, near Old Town Square, the former Jewish Quarter, and luxurious Pařížská Street. It is located on the 1st floor of a classic brick apartment building with an elevator and a decorative facade.

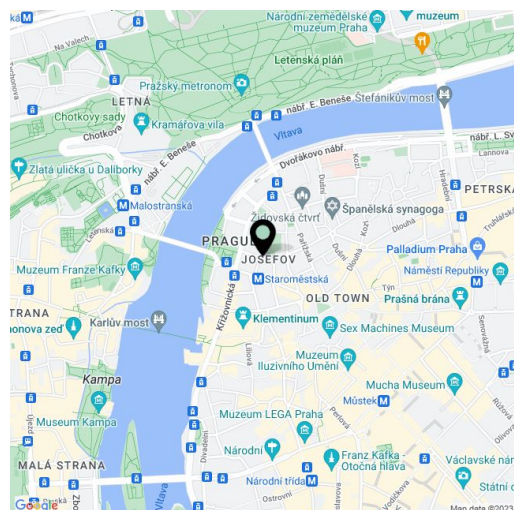
The layout consists of an entrance hall, a living room with an open plan kitchen facing northwest towards the street, a bedroom with a **southeast-facing balcony** towards a **quiet courtyard**, a bathroom with a **shower and bath**, a separate toilet accessible from the hall, and a dressing room.

The apartment was renovated in the second half of 2016 and has been used only minimally since. **High-quality materials** were relied on during the reconstruction and facilities include **oak floors** and double-glazed wooden casement windows. The interior offers a large number of storage solutions, including a lockable niche for the washing machine and dryer. The discreet designer kitchen is fully equipped and additional interior equipment is included in the price. Heating is by its own gas boiler. The building has a modern **elevator** and elegant common areas.

The refined building is located on a side one-way street only a few steps from the Staroměstská metro station and tram stop in a neighborhood with a high concentration of architectural monuments, including churches and synagogues, cafes and restaurants, but also a post office or grocery store. The Old Town **Astronomical Clock** or **Pařížská Street** with its world-famous shops are both nearby.

Interior 56.79 m², balcony 1.69 m².

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.



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