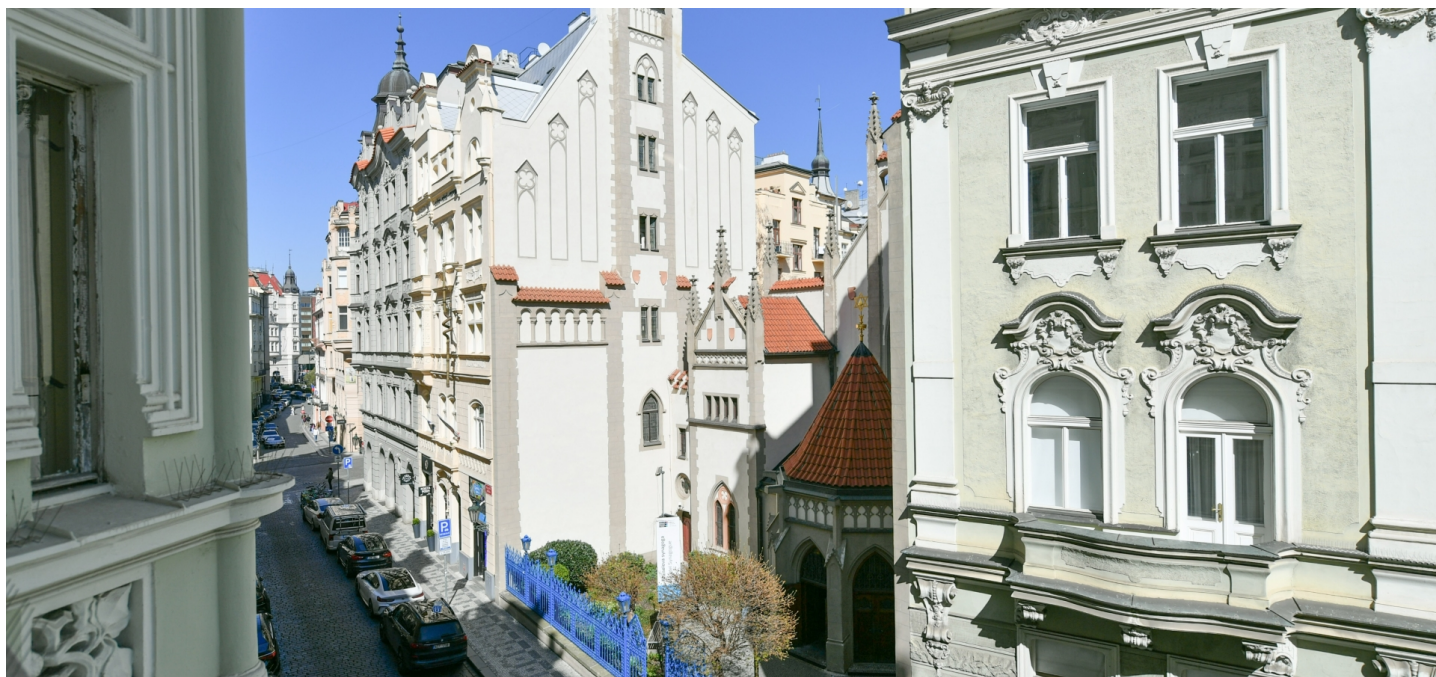




Apartment Three-bedroom (4+1)

€ 1 243 482 | CZK 31 000 000

142.2 m², Prague 1, Josefov, Maiselova



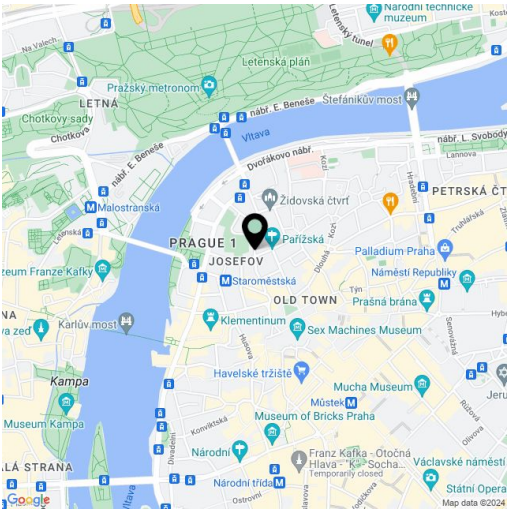


Apartment Three-bedroom (4+1)

€ 1 243 482 | CZK 31 000 000

142.2 m², Prague 1, Josefov, Maiselova

Total area	142 m²
Parking	-
Cellar	11 m²
PENB	G
Reference number	101171



* 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.

This classic apartment with large airy rooms, preserved original features, and views of one of the important architectural monuments of the former Jewish Quarter is part of a renovated Art Nouveau building that stands in an attractive location on Maiselova Street, parallel to luxurious Pařížská Street.

The layout of the 2nd floor apartment consists of a walk-through living room with a bay window, 3 bedrooms, a separate kitchen, a pantry, a bathroom, a toilet, a closet, and a spacious entrance hall. The windows of the living room and 2 bedrooms face an elegant street; the kitchen and the third bedroom face the landscaped courtyard.

Parquet floors; a large number of casement windows illuminate the interior. The apartment is suitable for renovation, during which the preserved original features and fittings—such as single and double glazed doors with original handles or cast iron radiators—can be restored. The interior can thus be adapted to suit the individual needs and taste of the new owners. Heating is provided by a gas boiler. **A cellar** belongs to the apartment. The building, with only two apartments per floor, features a well-maintained façade and a **modern elevator** installed in 2022.

The Art Nouveau building is located right next to the Neo-Gothic **Maisel Synagogue**, near the Baroque **Church of St. Nicholas** on Old Town Square and close to **Charles Bridge** and the Vltava embankment. In the immediate vicinity, there are many restaurants, cafes, shops, but also a post office or library; within walking distance are schools ranging from kindergartens to a university. Perfect accessibility is ensured by trams and the metro line A.

Floor area according to the current survey 142.2 m². The owner's declaration states the net floor area of the unit as 121.8 m².



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