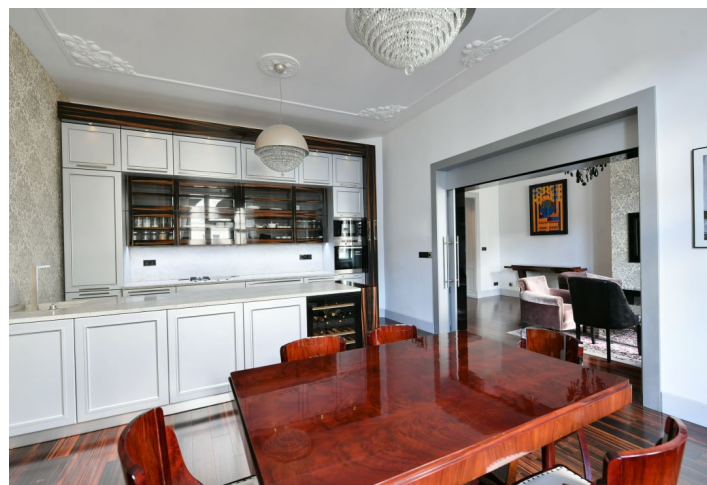
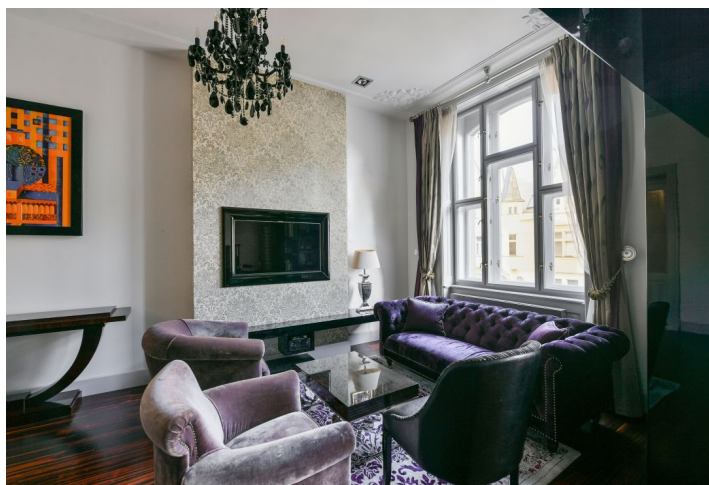




## Apartment Two-bedroom (3+1)

Ask for price

116 m<sup>2</sup>, Prague 1, Josefov, Pařížská





## Apartment Two-bedroom (3+1)

Ask for price

116 m<sup>2</sup>, Prague 1, Josefov, Pařížská

Total area	118 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	104168

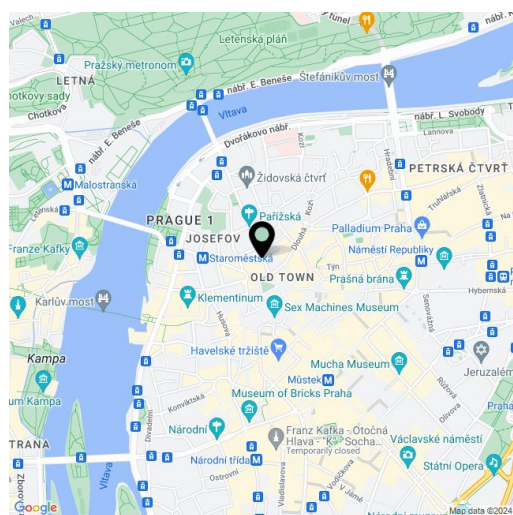
**This elegant apartment, which has recently been completely and carefully reconstructed, is located on the 4th floor of a stately apartment building from 1907, located at one of the best addresses in Prague, on iconic Pařížská Avenue.**

The practical layout consists of a living room, a kitchen with a dining area and a **balcony**, 2 bedrooms, one of which has a **small balcony** and an en-suite bathroom (with a bathtub), a **walk-in wardrobe**, a main bathroom with a separate toilet, and a second separate toilet near the entrance hall. The living room and kitchen face **northeast** towards the street, and the windows of both bedrooms **southwest** onto the courtyard.

The elegance of the interior is created by large refurbished casement windows with views of the historic buildings across the street, **Fendi and Preciosa** lamps, exotic **macassar wooden floors**, **natural stone** in the hall and bathrooms, renovated interior doors combined with replicas of the original ones, and new entrance security doors with period profiling. Miele kitchen appliances, top-of-the-line sanitary ware and underfloor heating in the bathrooms contribute 21st century comforts. The heat source is a gas boiler and one bedroom has an original tiled stove. The stately building has a modern elevator, a magnificent facade, and **elegant common areas with preserved original craftsmanship.**

**This prestigious location on Pařížská Street**, lined with **mature trees** and full of **luxury shops**, allows you to live in a beautiful environment, within walking distance of many quality restaurants, cafes, clubs, but also **historical monuments**, including the **Old Town Astronomical Clock**. A tram stop is a few steps away, and the Staroměstská metro station is also within easy walking distance.

Floor area 116.32 m<sup>2</sup>, balcony 1.45 m<sup>2</sup>, cellar approx. 1.5 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

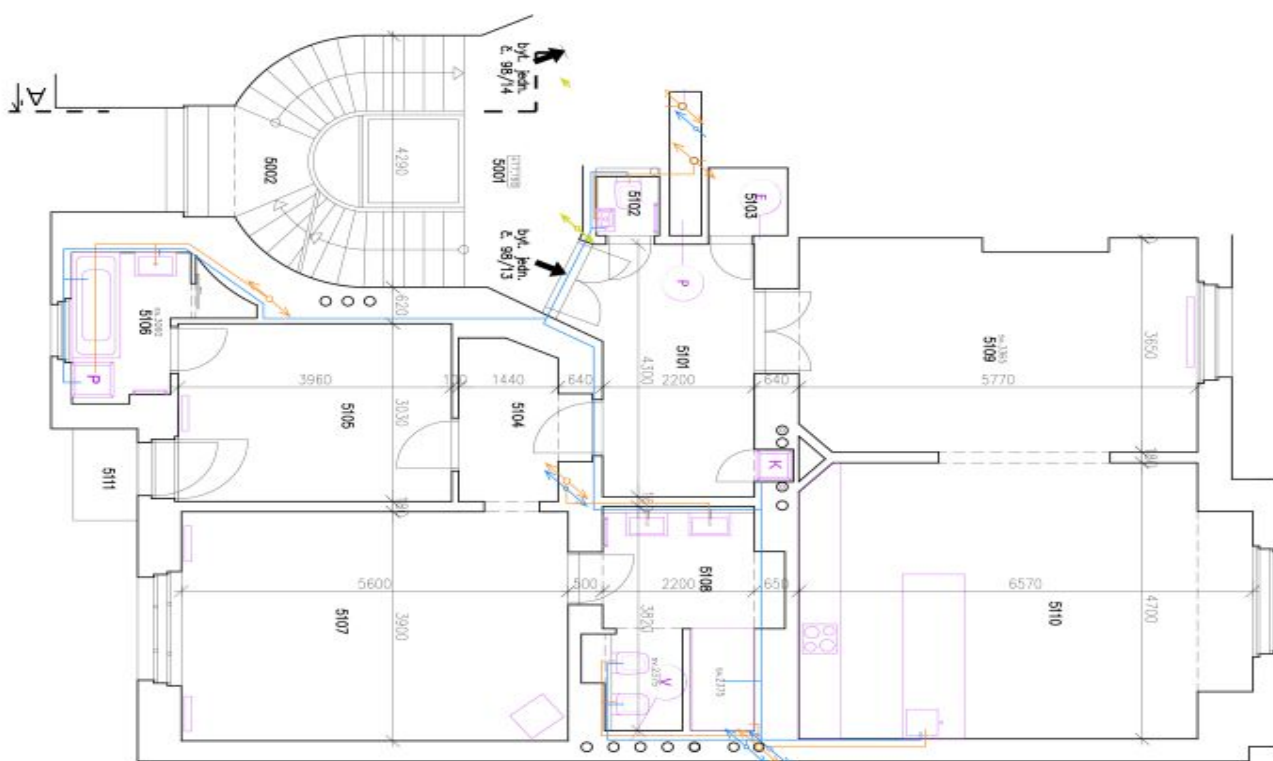




## Apartment Two-bedroom (3+1)

116 m<sup>2</sup>, Prague 1, Josefov, Pařížská

Ask for price





# Apartment Two-bedroom (3+1)

116 m<sup>2</sup>, Prague 1, Josefov, Pařížská

Ask for price

**LEGENDA MÍSTNOSTÍ - společné prostory**

ČÍSLO	NÁZEV MÍSTNOSTI	MNOŽSTVÍ LITRŮ	PROSTOR
5001	PODSTĚLA	7,00	TRÁVA
5002	SCHODIS	10,00	TRÁVA
5003	PRŮCHOD	1,30	TRÁVA
5004	SCHODIS	10,00	TRÁVA

ČÍSLO	NÁZEV MÍSTNOSTI	MNOŽSTVÍ LITRŮ	KVALITA
5101	VAHA	0,91	KAMEN
5102	WC	1,33	KAMEN
5103	KOCHÁNKA	1,28	REPOVĚ
5104	SÁLKA	11,28	REPOVĚ
5105	PRŮCHOD	5,00	KAMEN
5106	KUCHYŇKA	5,00	KAMEN
5107	KUCHYŇKA	5,00	REPOVĚ
5108	KUCHYŇKA	5,00	REPOVĚ
5109	SPRCHOVÝ PRŮCHOD	21,19	REPOVĚ
5110	KUCHYŇKA	29,45	REPOVĚ

PROSTOR	TRÁVA	PROSTOR
1,00	1,00	1,00



**POZNÁMKY**

- ZÁKLADNÍ SOU KONTAKTY, KTERÉ PŘI ÚVODNĚ NAVIDĚ  
 ZÁKLADNĚ POKRYJÍ A KTERÉ ZÁKLADNĚ POKRYJÍ VÝKONNOSTI A  
 (SOU) ÚKADNĚ ZÁKLADNĚ POKRYJÍ VÝKONNOSTI A  
 ZÁKLADNĚ POKRYJÍ VÝKONNOSTI A

