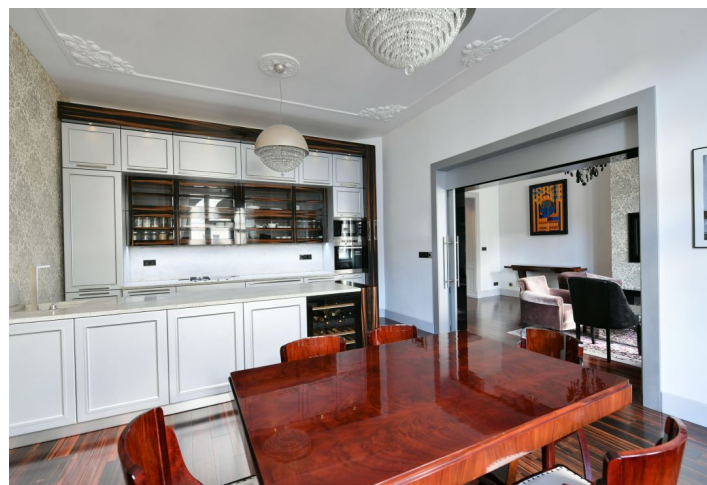
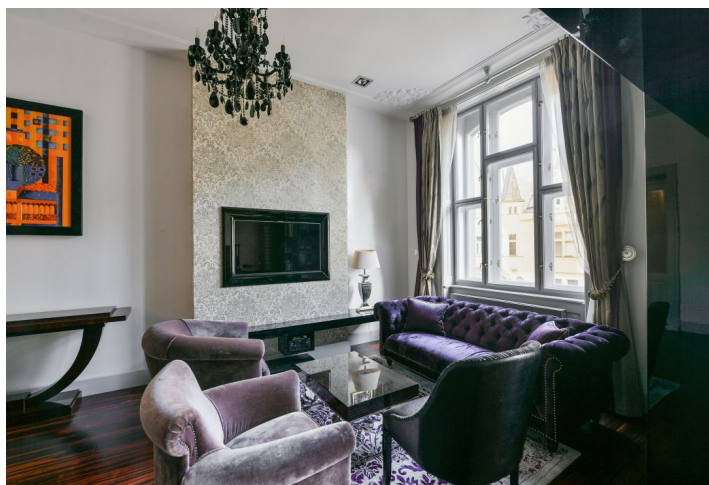




## Apartment Two-bedroom (3+1)

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

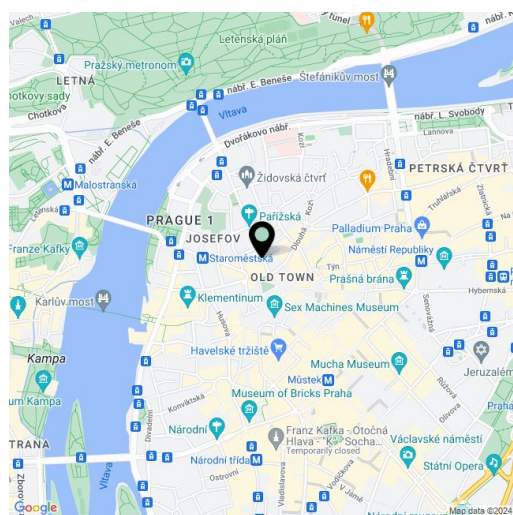
**This elegant apartment, which has recently been completely and carefully reconstructed, is located on the 4th floor of a stately apartment building from 1907, located at one of the best addresses in Prague, on iconic Pařížská Avenue.**

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.

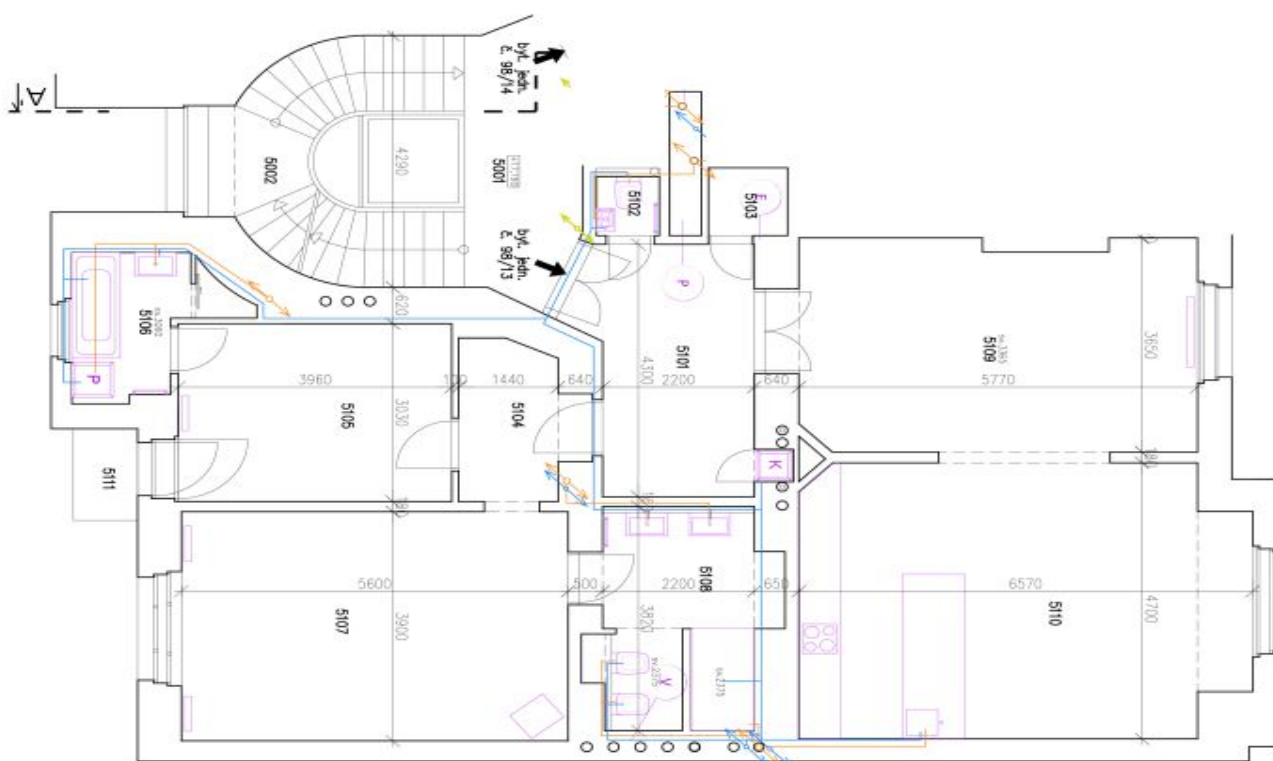




## Apartment Two-bedroom (3+1)

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**

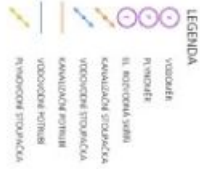
ČÍSLO	NÁZEV MÍSTNOSTI	MĚROUHA (M <sup>2</sup> )	PROSTOR
3001	HOŘSTVA	7,86	TRÁVA
3002	SCHOOFER	10,88	TRÁVA
3003	HEŘTVA	13,30	TRÁVA
3004	SCHOOFER	18,84	TRÁVA

ČÍSLO	NÁZEV MÍSTNOSTI	MĚROUHA (M <sup>2</sup> )	KATEGORIE
3101	HEŘTVA	0,91	KAPALIN
3102	KOVANKA	1,33	KAPALIN
3103	SATVA	1,88	HEŘTVA
3104	HEŘTVA	11,28	HEŘTVA
3105	KAPALIN	5,45	KAPALIN
3106	KAPALIN	5,45	KAPALIN
3107	KAPALIN	5,45	KAPALIN
3108	HEŘTVA	8,89	HEŘTVA
3109	HEŘTVA	21,19	HEŘTVA
3110	HEŘTVA	28,45	HEŘTVA

PROSTOR	MĚROUHA (M <sup>2</sup> )	PROSTOR
TRÁVA	1,95	TRÁVA
TRÁVA	1,95	TRÁVA



**POZNÁMKY**

- ZNAČENÍ SOU KONTAKTY, KTERÉ PŘI VÝSTAVĚ NAJDETE
- ZNAČENÍ PLYNŮ A EL. ROZVEDNÝCH KONTAKTŮ
- KANALIZACE A VODOVODNÍ KONTAKTY
- SOUČASNĚ JE ZNAČENÍ VÝSTAV ZNAČENÍ SOU KONTAKTY
- ZNAČENÍ KANALIZACE A VODOVODNÍ KONTAKTY

