



Apartment Three-bedroom (4+1)

Sold

163 m², Prague 1, Josefov, Pařížská





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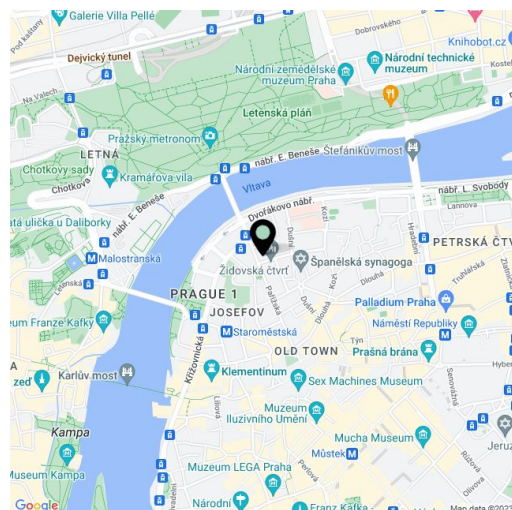
Total area	173 m ²
Floor area*	163 m ²
Balcony	10 m ²
Parking	-
Cellar	Yes
Service price	13 000 CZK monthly
PENB	G
Reference number	33578

This spacious apartment with 2 balconies, preserved original architectural features, and stylish furnishings is located on the 2nd floor of a richly decorated Art Nouveau building after a complete and costly renovation, with a reception and a glass elevator. The distinctive building from 1906 by the architects R. Klenka and F. Weyr boasts a prestigious address: luxurious Pařížská Street, directly opposite the Old-New Synagogue.

The interior is divided into a living room with a **balcony** and an adjoining dining room, a separate kitchen with access to the balcony, a master bedroom with an en-suite bathroom, a second bedroom with an en-suite bathroom and a balcony facing a courtyard, a magnificent entrance hall, a guest toilet, a dressing room, and a closet. Both windows and the larger balcony offer **views of Pařížská Street lined with mature trees**.

In the interior, premium materials such as **oak parquet floors** or **marble tiles** were used. The facilities also include refurbished original interior doors and casement windows with wooden shutters. The wooden SmallBone kitchen is equipped with **Miele** built-in appliances, an American fridge, and a breakfast counter made of **polished stone**. Heating is with a gas boiler. The apartment has floor heating. Parking spaces can be rented at the hotel a few steps from the building.

An attractive location only a few steps from **Old Town Square, the Rudolfinum**, or the Vltava Embankment with **breathtaking views of the Hradčany skyline** provides all the benefits of living in the heart of Prague with luxury shops, fine restaurants, and bars. The location is easily accessible by public transport. A tram stop is a minute's walk away. The Staroměstská metro station (line A) is also within walking distance. It can also be reached by a midibus, which conveniently connects the Staroměstská, Malostranská, and Florenc metro stations.



* 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.

Interior 163,4m², balconies approx.10 m².



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