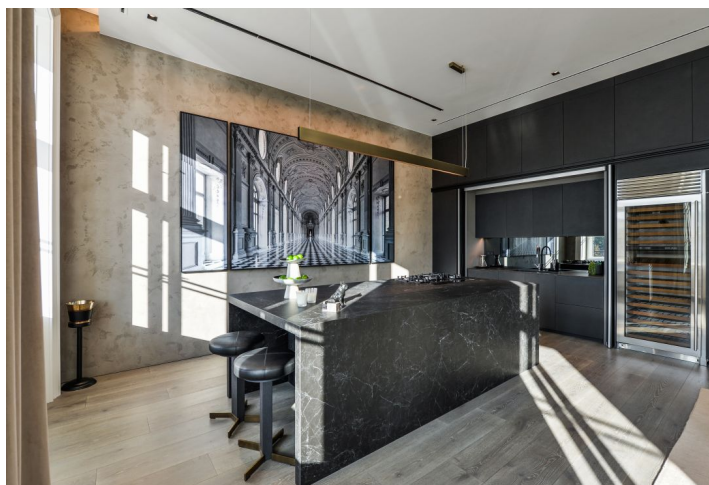




## Apartment Two-bedroom (3+kk)

Ask for price

230.8 m<sup>2</sup>, Praha 1, Staré Město, Betlémská





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Total area	239 m <sup>2</sup>
Floor area*	231 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	D
Reference number	36961

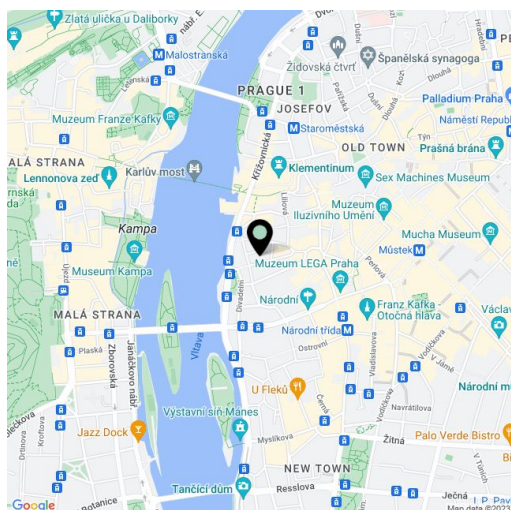
This Classicist corner building on the Smetana Embankment was built in the middle of the 19th century by JUDr. František Pavlovský, who had maintained a sunny and elegant apartment here. With one balcony with a direct view of the Prague Castle, Charles Bridge, or Petrin Hill and the another balcony facing the park. This premium apartment, sensitively adapted to modern needs and meeting the high demands of contemporary living, currently awaits its new proud owner, who will appreciate the generous dimensions of the apartment, its impeccable design by Marie Elena Uzcategui, and the unique location of the building.

The dominant feature of the apartment with an ideal orientation towards the south and west and a ceiling height of 3.8 m is the living area with an open plan kitchen, balcony, direct view of the city's most beautiful sights, and a second balcony facing the Národního Probuzení Park with the Neo-Gothic Kranner Fountain. The bedroom with a large en-suite bathroom faces the same direction. There is also a spacious entrance hall, a second bathroom, and a dressing room.

The highest quality materials and interior elements, mainly from Italy, were used in the interior, which was created by the designer of the **UZCA brand**. Everything was tailor-made down to the last detail: **hardwood floors**, large-format **black and white marble tiles**, replicas of the original casement windows and interior paneled doors, built-in wooden wardrobes, and also interesting solitary elements (a marble kitchen island or large dining table made of Patagonian granite). The unit comes with **2 parking spaces** and a cellar. The building has been completely reconstructed according to the designs of **Bořek Šípek**, who respected the original plans of architect Bernard Grueber. The front door is wooden double-leaf, as it used to be, but it is now security grade.

The **Smetana Embankment**, where the building is located, used to be a **promenade**. Currently, plans are under way to ease traffic in the city center, and this area is no exception—nearby, there are streetside cafes and restaurants, which were created on an original busy road. You can also appreciate the mature landscaped trees and relaxing corner on the banks of the Vltava River, where you can rent a boat to explore Prague from a different perspective. Another advantage of the location is its perfect accessibility to all services and important cultural centers, such as the **National Theater** or places associated with **Václav Havel**: Prague Crossroads and the Na Zábradlí Theater.

Interior 230.8 m<sup>2</sup>, balconies 8 m<sup>2</sup>, cellar 4 m<sup>2</sup>.



\* 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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