



## Apartment Two-bedroom (3+kk)

Sold

92 m<sup>2</sup>, Prague 1, Josefov, Žatecká





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Total area	92 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	6 200 CZK monthly
PENB	G
Reference number	39112

This airy, spacious apartment with high ceilings and views of Prague Castle is part of a photogenic corner building inspired by the Viennese Art Nouveau style. Located in a prestigious part of Josefov near the former Jewish Quarter, Old Town Square and luxurious Pařížská Street is just a few steps away.

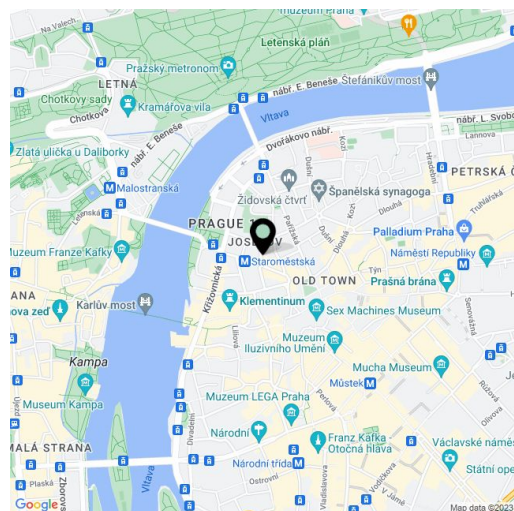
The layout of the southwest-facing apartment kept sunny by large windows consists of a **corner rounded living room** with an open plan kitchen, 2 bedrooms with en-suite bathrooms with showers and sinks, 2 separate toilets (1 with a bidet, 1 with a urinal), a laundry room, and a large entrance hall.

The magnificent building was built in 1906 by the builders F. Pohl and L. Neugebauer, and the author of the **unique reliefs** is the sculptor Richard Luksch. Even after it was modernized, the apartment did not lose any of its **authentic period atmosphere**. The floors are parquet, and a touch of luxury is added by elements of **polished marble**, classy wallpaper, and curtains. A pleasant temperature even on hot days is ensured by quality ducted **air-conditioning**; **underfloor heating** in the bathrooms and in the hall. The equipment also includes a large TV and high-end furniture (sofa in the living room, comfortable beds meeting the standards of five-star hotels). The kitchen includes an induction hob, an electric and microwave oven, a dishwasher and refrigerator, the laundry room has a washer and dryer. The front door is security, casement windows with wooden frames have double-glazed panes ensuring **perfect soundproofing**, and the sun's rays can be obscured by **motorized blinds**. There is a new elevator in the building. Year-round parking can be rented in the nearby Rudolfinum underground garages.

The neighborhood is full of historic monuments, including several synagogues and churches. It offers a wide selection of restaurants and cafes, as well as rich cultural activities thanks to the nearby **Rudolfinum**, many galleries, the central city library, and the **Klementinum**. It is perfectly accessible by metro and tram—stops are located literally a few steps from the building. While straight **Pařížská Street** is lined with trees and luxury boutiques, the winding side streets offer more modest, but equally impressive buildings that have survived the unfinished redevelopment of the Jewish Quarter at the turn of the 19th and 20th centuries.

Interior 92 m<sup>2</sup>, cellar 3 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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