



Apartment Three-bedroom (4+kk)

€ 2 241 379 | CZK 55 900 000

144 m², Prague 1, Josefov, Břehová





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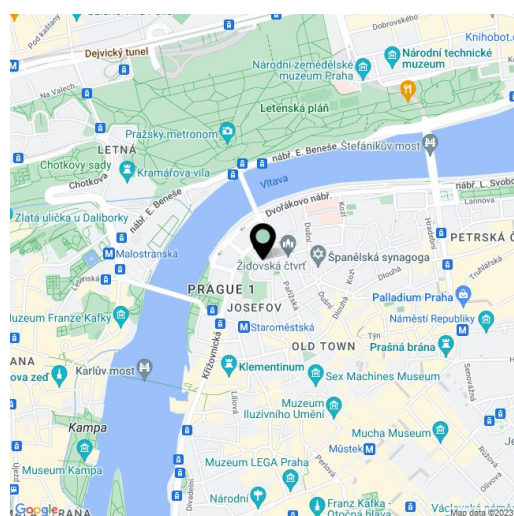
| | |
|------------------|--|
| Total area | 144 m ² |
| Parking | Parking in front of the house in the resident zone |
| Cellar | Yes |
| Service price | 5 000 CZK monthly |
| PENB | G |
| Reference number | 41289 |

Live in the heart of the city on a quiet side street in the former Jewish Quarter with a unique *genius loci*, next to Pařížská Avenue and Miloš Forman Square. Equally unique is this apartment, which has been completely reconstructed down to the last detail. The modern and at the same time timeless interior corresponding to global trends is complemented by the nobility of the listed house from 1911 in a Neo-Classicist style designed by the prominent architect and later rector of the Czech Technical University Antonín Engel.

The spacious apartment with high ceilings, large windows, and **beautiful views of Pařížská Street** lined with **trees** is located on the 4th floor and is accessible by **elevator**. The practical layout consists of a living room with a dining area and open plan kitchen, a master bedroom with an en-suite bathroom, another 2 bedrooms, a central bathroom, and a large entrance hall.

The whole apartment has been in 2021 painstakingly and **thoroughly reconstructed** under the strict supervision of the National Monuments Institute. In its fresh and at the same time dignified interior, **white Greek marble from Thassos Island**, treated with a **special anti-dust varnish**, was also used on the floors, window sills, bathrooms, and in the kitchen. The overall effect will make a lasting impression. **Oak parquet floors in a chevron pattern**; **Miele** kitchen appliances (induction hob with an integrated hood, oven, and wine fridge, built-in American refrigerator by the New Zealand brand **Fisher & Paykel**). **Dornbracht** matt platinum kitchen fittings. **Swiss Aqua Technologies** bathroom taps and toilets were supplied by the **Crosswater** British company. Heating is provided by an electric Protherm boiler, the bathrooms have electric underfloor heating and Ambra brushed **brass heated towel rails**. The apartment comes with a **cellar storage unit**, and residents can also use the beautiful **private garden** with seating in the courtyard. Parking is available in front of the building in the residents' zone.

The easily accessible location offers a rich cultural life and a wide selection of restaurants and cafes. Within walking distance, there are many **architectural monuments**, especially **synagogues**, which are a reminder of the original Jewish Quarter, but also **churches**, the most famous of which are the Church of the Holy Spirit, U Salvátora, and St. Nicholas. Everything you need for everyday life is nearby, such as shops, a post office, a kindergarten, and an elementary school. The dance conservatory or the Faculty of Arts of Charles University are also close-by.



* 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.



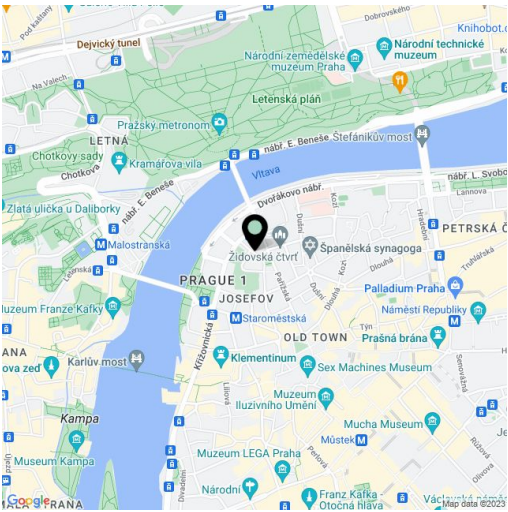
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