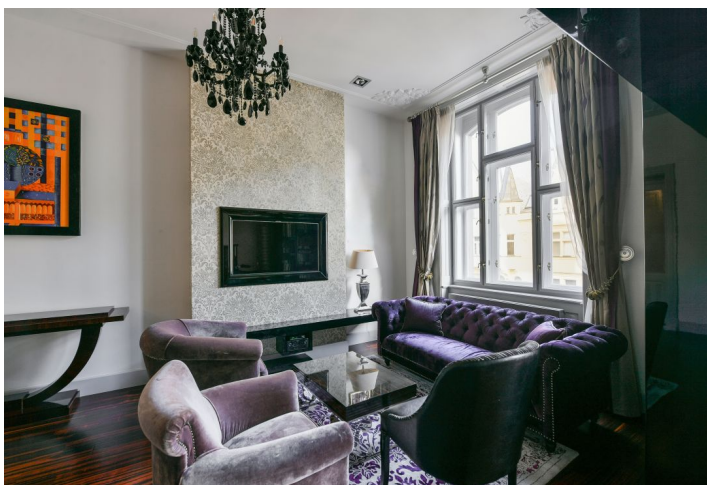


Apartment Two-bedroom (3+1)

Ask for price

116 m², Prague 1, Josefov, Pařížská

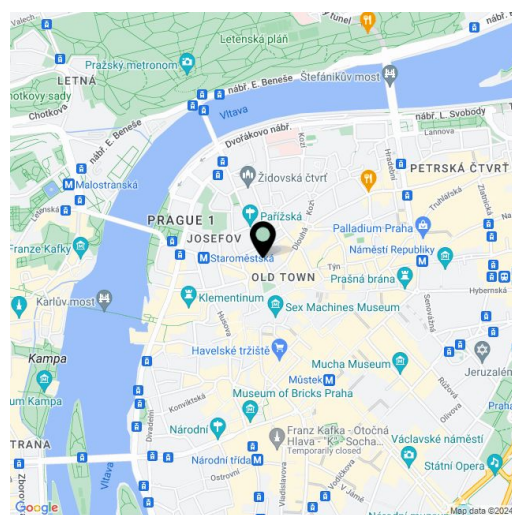


Apartment Two-bedroom (3+1)

Ask for price

116 m², Prague 1, Josefov, Pařížská

Total area	118 m ²
Floor area*	116 m ²
Balcony	1 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	104168



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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.**

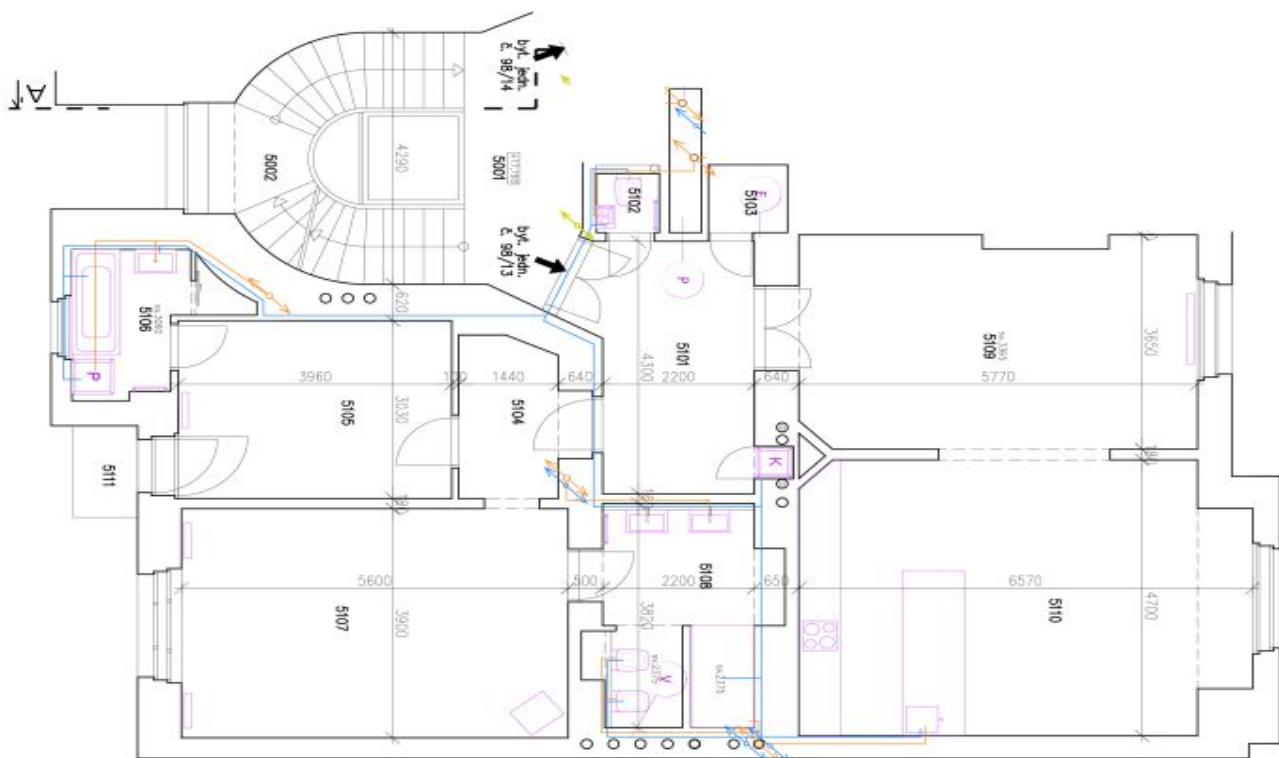
This prestigious location on Pařížská Street, lined with **mature trees** and full of **luxury shops**, allows you to live in a beautiful environment, within walking distance of many quality restaurants, cafes, clubs, but also **historical monuments**, including the **Old Town Astronomical Clock**. A tram stop is a few steps away, and the Staroměstská metro station is also within easy walking distance.

Floor area 116.32 m², balcony 1.45 m², cellar approx. 1.5 m².

Apartment Two-bedroom (3+1)

116 m², Prague 1, Josefov, Pařížská

Ask for price



Apartment Two-bedroom (3+1)

Ask for price

116 m², Prague 1, Josefov, Pařížská

LEGENDA MÍSTNOSTÍ - společné prostory

ČÍSLO	NÁZEV MÍSTNOSTI	MĚRČIA (m ²)	TYP
5301	HOLATA	7,66	TRÁVA
5302	SCHODBI	10,18	TRÁVA
5303	SPALOVNA	13,30	TRÁVA
5304	SCHODBI	15,84	TRÁVA

ČÍSLO	NÁZEV MÍSTNOSTI	MĚRČIA (m ²)	POUŽITÍ
5321	HOLA	0,91	KANALIZACE
5322	KOVARKA	1,13	KANALIZACE
5323	SALNA	1,18	KANALIZACE
5324	PRICKA	11,28	KANALIZACE
5325	KANALIZACE	5,05	KANALIZACE
5326	KANALIZACE	3,25	KANALIZACE
5327	KANALIZACE	6,29	KANALIZACE
5328	KANALIZACE	21,19	KANALIZACE
5329	PRICKA	29,45	KANALIZACE
5330	KANALIZACE		KANALIZACE

PROSTOR	MĚRČIA	POUŽITÍ
5331	1,95	TRÁVA

KOČKA SKLOVNÁ V TRÁVĚ



POZNÁMKY

- ZADÁVATEL SŮU KONTAKTUJE, KTERÉ PRÍLOHY NEJAVÍ
- ZADÁVATEL NEODPOVÍDÁ ZA PRAVNÍ ZÁKONNOST VÝKRESŮ
- PROJEKT JE VYPRACOVANÝ V ROZSAHU POUZÍVÁNÍ
- PROJEKT NEZABÝVÁ ŠTÍPÁNÍM A ZÁKAZNÍK JE POZORNÝ NA PRAVNÍ ZÁKONNOST
- ZADÁVATEL JE POZORNÝ NA PRAVNÍ ZÁKONNOST
- ZADÁVATEL JE POZORNÝ NA PRAVNÍ ZÁKONNOST

