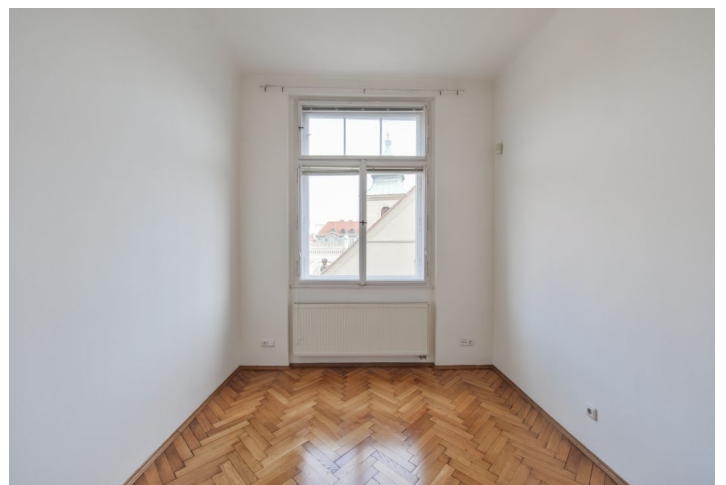


## Apartment Two-bedroom (3+kk)

Sold

81 m<sup>2</sup>, Prague 1, Josefov, Elišky Krásnohorské

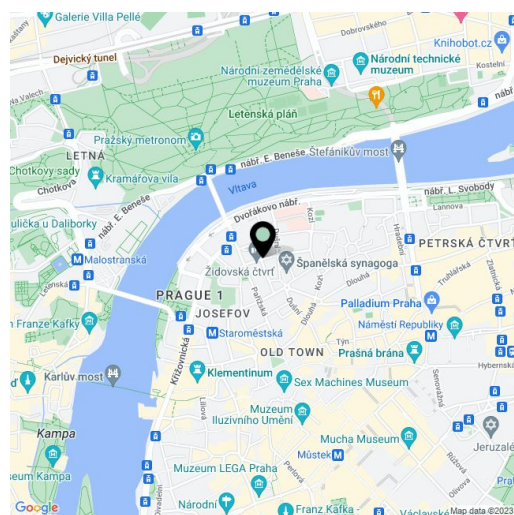


## Apartment Two-bedroom (3+kk)

Sold

81 m<sup>2</sup>, Prague 1, Josefov, Elišky Krásnohorské

|                  |                   |
|------------------|-------------------|
| Total area       | 82 m <sup>2</sup> |
| Floor area*      | 81 m <sup>2</sup> |
| Balcony          | 1 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 34300             |



\* 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.

This classic apartment with large rooms, high ceilings, and views of the Church of The Holy Spirit is located on the 6th floor of a nicely maintained historic building with an elevator, located on a side street in the impressive Josefov district, in the former Jewish Quarter, mere steps away from Pařížská Street with luxury shops.

The east-facing apartment consists of a living room with a **bay window**, a bedroom with a **balcony**, a 2nd bedroom, a kitchen, a hallway, a bathroom, a guest toilet, an entrance hall, and a closet.

Facilities include **parquet floors**, original double-wings doors, a kitchen with an Electrolux electric oven and gas stove, **underfloor heating** in the bathroom, or a Jablotron security system. The windows are original wooden casement and will soon be replaced. Heating is by a Protherm gas boiler (from 2018). The unit comes with a **cellar**. Parking is in front of the building in the zone for residents; a garage parking space can be rented in a nearby hotel.

The building is located in one of **the most attractive parts of Prague**, yet apart from the main tourist routes. In close proximity are many monuments (such as the Church of the Holy Spirit, the Salvator Church, or the Spanish Synagogue), offers a wide range of restaurants and cafes, small shops, the boutiques of worldwide brands and Czech designers, but also services for daily life (grocery stores, a post office, a library, or schools (from kindergartens to high schools)). The location has good access to public transport. A tram stop is a few steps from the building and the metro within walking distance. You can relax in the green spaces of **Za svatyněmi garden** at the St. Agnes Convent.

Interior 80.5 m<sup>2</sup>, balcony 1 m<sup>2</sup>, cellar 4.7 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.

## Apartment Two-bedroom (3+kk)

Sold

81 m<sup>2</sup>, Prague 1, Josefov, Elišky Krásnohorské

