



Apartment One-bedroom (2+kk)

105 m², Prague 1, Josefov, Elišky Krásnohorské

Ask for price

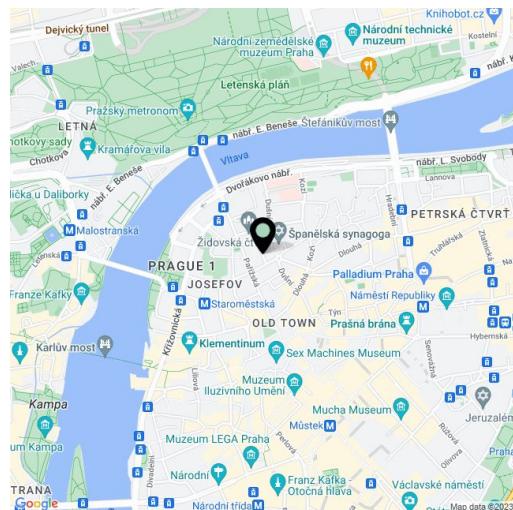




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| | |
|------------------|-------------------------------------|
| Total area | 108 m ² |
| Floor area* | 105 m ² |
| Balcony | 3 m ² |
| Parking | 1 garage parking space for purchase |
| Garage | Yes |
| Cellar | Yes |
| PENB | G |
| Reference number | 26703 |



* 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.

The Celinka boutique housing project, led by architect Barbora Škorpilová, originates in an early Functionalist house, which after a complete reconstruction has preserved original elements and boasts high-end living. Location in the heart of Prague just a few steps from Pařížská Street and within walking distance of major Prague monuments.

The layout of the 1st-floor apartment features a large **living room with east-facing windows with views of the Spanish Synagogue**, a partly separate kitchen and 1 west-facing bedroom with a balcony overlooking the courtyard and an en-suite bathroom. There is also a spacious entrance hall, a separate toilet, and a utility room.

The ceiling height of 3.5 m ensures a comfortable feeling of space and airiness. The **high standard** apartment is in the state of white walls, and can be finished by the **Mimolimit** studio (Škorpilová), **Nobis Studio**, or by the buyer's architect of choice. There are **casement windows** with insulated double-glazed panes, entrance safety doors, and original replicas of balcony doors. The apartment will be prepared for the installation of **intelligent FCU (fan-coil unit) technology and a cooling system**. The **recuperation unit** will ensure optimum humidity and cleanliness. An electronic camera system will secure the front door. The apartment includes a **cellar** and it is possible to **buy 1 garage parking space** in the automatic parking system.

The building is located on a side alley lined mostly by residential buildings with long-term tenants (there is no nightclub or loud bar on the side street - ensuring tranquil living). The many advantages of living in the center can be yours, including a **parking card for residents (making parking anywhere throughout Prague 1 possible)**, countless cultural activities, easy accessibility to public transport, and immediate proximity to many offices, shops, theaters, and cinemas as well as quality schools of all levels.

Interior 104.8 m², balcony 3.2 m², cellar.

About the boutique residence: [Celinka project](#).

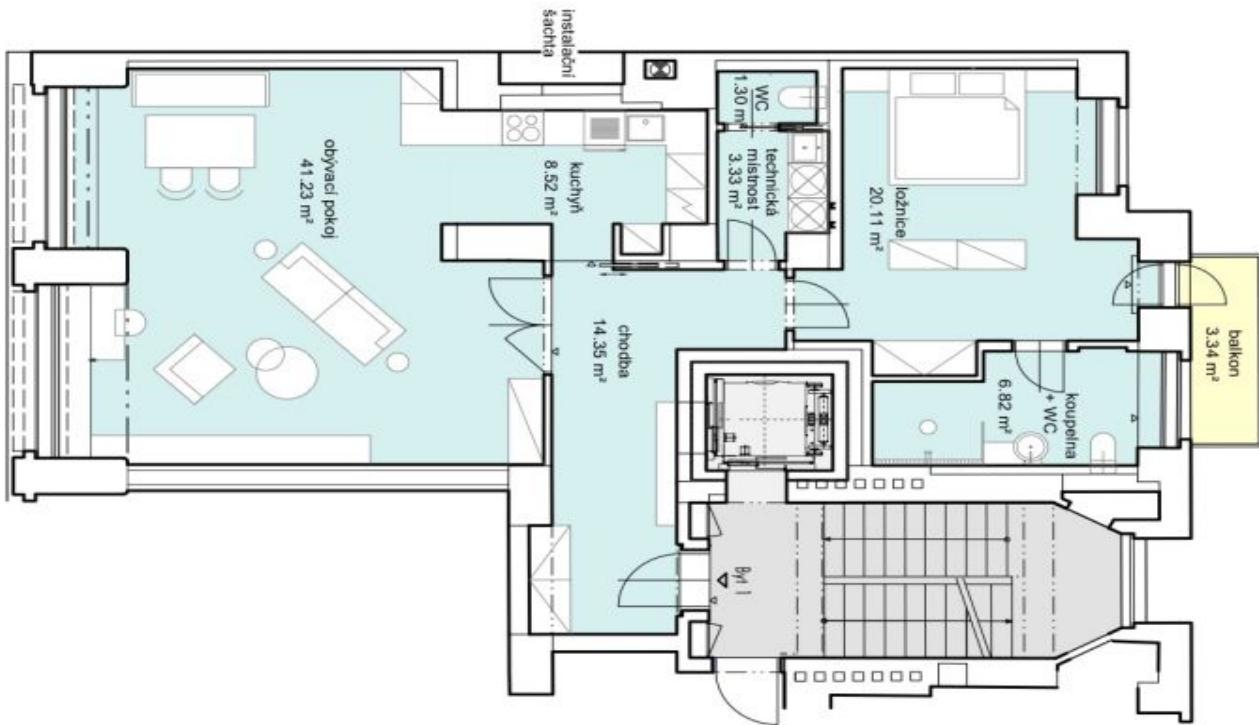
For further information, please arrange a meeting in our office.



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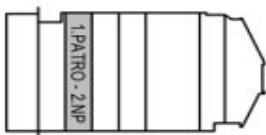
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Elišky Krásnohorské 5/12, Praha 1



ŘEZ OBJEKTEM



PŘEHLED PLOCH 2.NP
Užitková plocha ve 2.NP - Byt 1 - 95,66 m²
Čelková prodejní plocha bytu 1 dle
nářízení vlády č. 366/2013 Sb. = 104,80 m²
Balkón - 3,34 m²

LEGENDA
 - Výtahová šachta
 - Komunikace
 - Byt 1
 - Balkón 1

2.NP
Měřítko: 1:100

