



Apartment Two-bedroom (3+kk)

Sold

128 m², Prague 1, Josefov, Elišky Krásnohorské

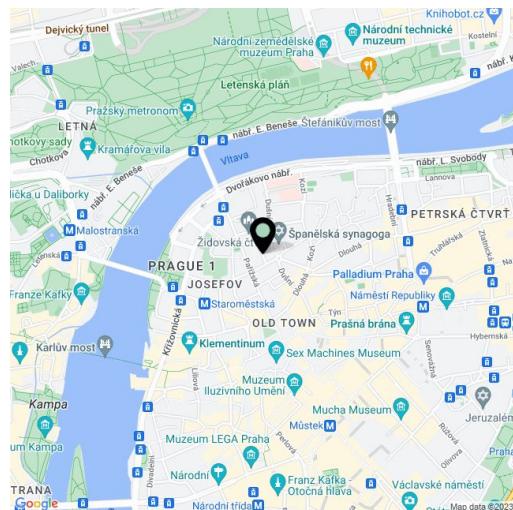




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Total area	131 m ²
Floor area*	128 m ²
Balcony	3 m ²
Parking	1 garage parking space for purchase
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26763



* 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 project, led by the architect Barbora Škorpilová, originates in an early Functionalist house, which after a complete reconstruction preserved as many original elements as possible while at the same time acquiring attributes of 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 an open plan kitchen and dining room and windows with views of the Spanish Synagogue, a master bedroom with a west-facing balcony overlooking the courtyard, a walk-in wardrobe, and an en-suite bathroom, and there is also an eastern bedroom, a bathroom, a spacious entrance hall, 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 completed by the architect of the Mimolimit or Nobis Studio, or the buyer's architect of choice. There are casement windows with insulated double-glazed panes, entrance safety doors, and original replicas of balcony doors. For example, the apartment will be prepared for the installation of an intelligent FCU (fan-coil unit) technology or a cooling system. The recuperation unit will ensure optimum humidity and cleanliness. An electronic camera access 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 house is located on a side alley lined mostly by older residential buildings with long-term tenants. There is no nightclub. The many advantages of permanent residence in the center can be yours, including a parking card for residents of Prague 1, countless cultural activities, easy accessibility to public transport and close proximity to many offices, shops, theaters, and cinemas as well as quality schools of all levels.

Interior 128.5 m², balcony 3.30 m², cellar.

More information on the [Celinka project](#).

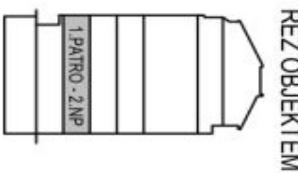
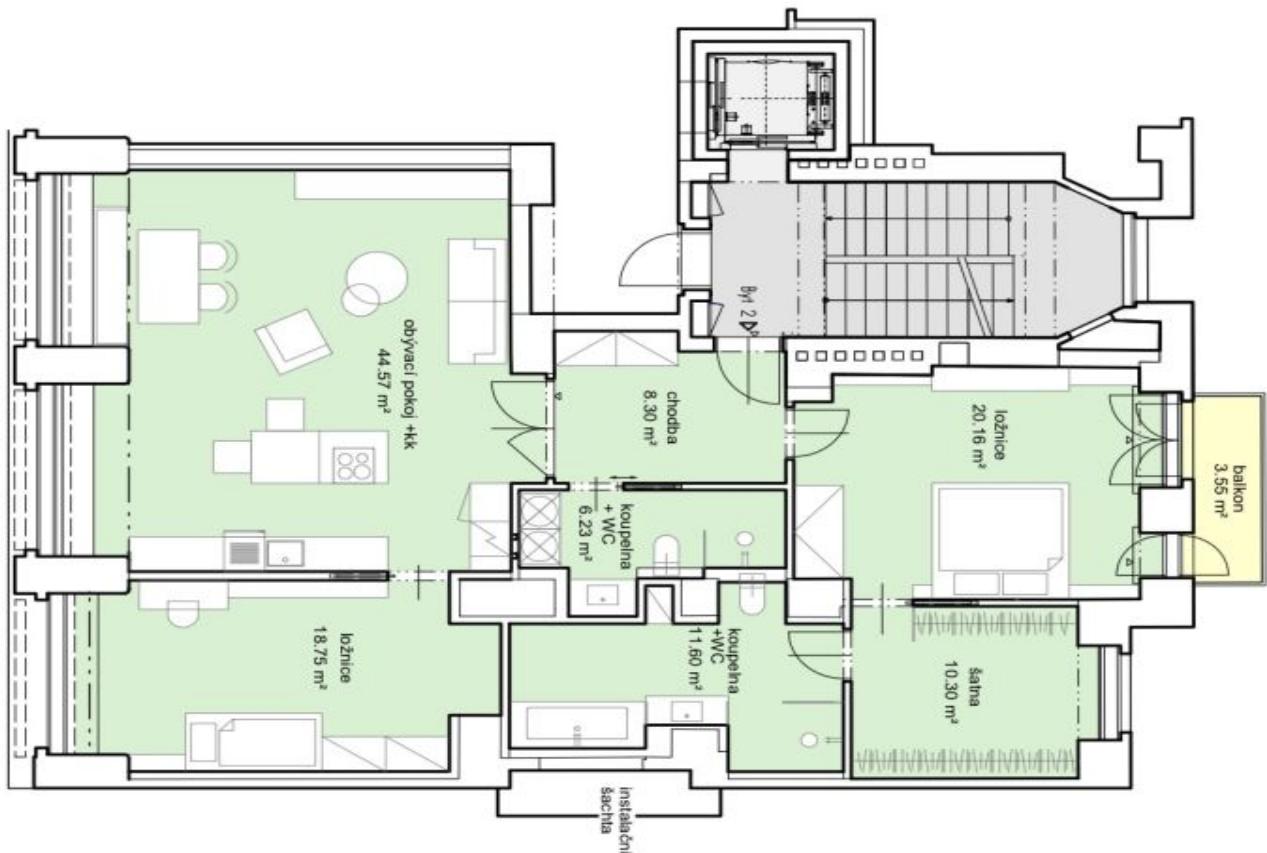
For further information, please arrange a meeting in our office.



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ŘEZ OBJEKTEM

2.NP

Měřítko: 1:100



PŘEHLED PLOCH 2.NP

Užitková plocha ve 2.NP - Bý1.2 - 119,91 m²

Ceníková plocha ve 2.NP - Bý1.2 - 128,50 m²
Nářízení výdoby č.366/2013Sb.=128,50 m²

Balkón - 3,55 m²

LEGENDA

- Výtahová šachta
- Komunikace
- Být 2
- Balkón 2