



## Apartment Three-bedroom (4+kk)

Sold

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

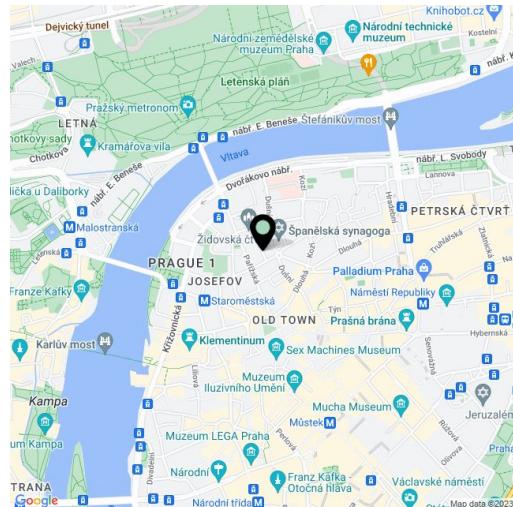




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Total area	246 m <sup>2</sup>
Floor area*	240 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	1 garage parking space for purchase
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26765



\* 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 the architect Barbora Škorpilová, is being created in an early Functionalist building, will be completely reconstructed. Its original elements will be preserved, and it will also be updated to conform to high living standards. Located in the heart of Prague just a few steps from Pařížská Street and within walking distance of major Prague monuments.

The layout of this spacious floor-through apartment situated on the 2nd floor will consist of a large living room with an open plan kitchen, a dining area, gas fireplace, and **east-facing windows overlooking the Spanish Synagogue**, a study, and 2 west-facing bedrooms with balconies to the courtyard and walk-in closets. Both bedrooms have bathrooms and separate toilets. There is also a spacious entrance hall, a separate toilet, and a utility room.

With a ceiling height of 3.5 m, the apartment is comfortable and airy and will be completed to a **higher standard** in the state of **white walls**, and can be completed by the **Mimolimit studio** (Škorpilová), the **Nobis Studio**, or by the buyer's architect of choice. There are insulated double-glazed **casement windows**, 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 cellar and is possible to buy **1 garage parking space** in the automatic parking system.

The building is located on a side street lined mostly by residential buildings with long-term tenants (There is no nightclub or loud bar on the block - ensuring peace and quiet). The advantages of permanent residence in the center include 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 good schools.

Interior 239.98 m<sup>2</sup>, balconies 6.05 m<sup>2</sup> (2,85 m<sup>2</sup> and 3,20 m<sup>2</sup>), and cellar 3.2 m<sup>2</sup>.

More information on [Celinka project](#).

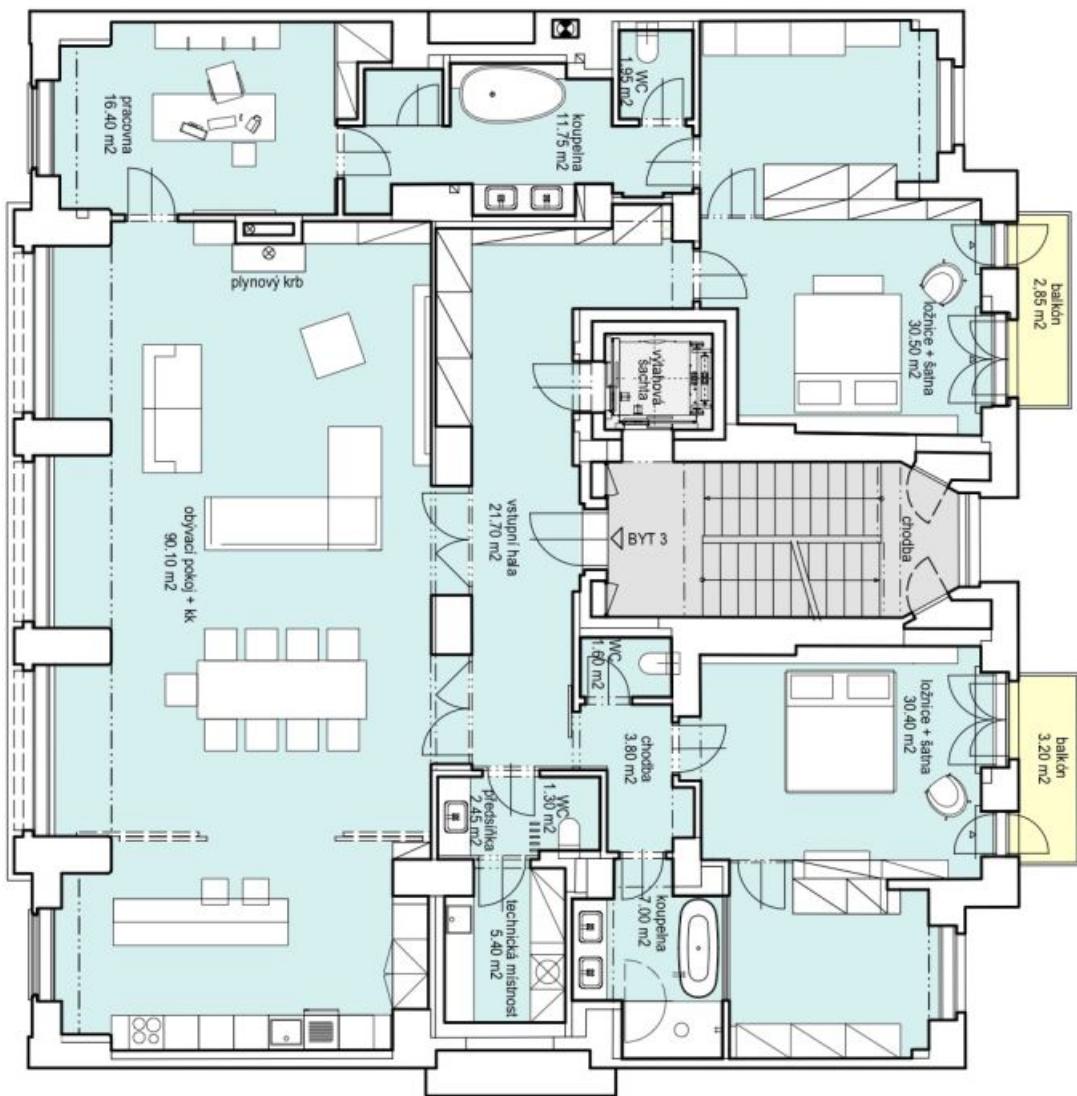
For more information, please contact our office to arrange a meeting.



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ŘEZ OBJEKTEM



PŘEHLED PLOCH 3.NP

Užitková plocha - Byt 3 - 224,35m<sup>2</sup>

Balkóny - 6,05m<sup>2</sup>

Cěkářová předejí plocha byla dle  
Nařízení vlády č. 366/2013 Sb=239,988

## LEGENDA

- Výlahaová sáčka
- Komunikace
- Byt 3
- Balkón 3



Elišky Krásnohorské 5/12, Praha 1