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Apartment Three-bedroom (4+kk)

240 m², Prague 1, Josefov, Elišky Krásnohorské

Ask for price











Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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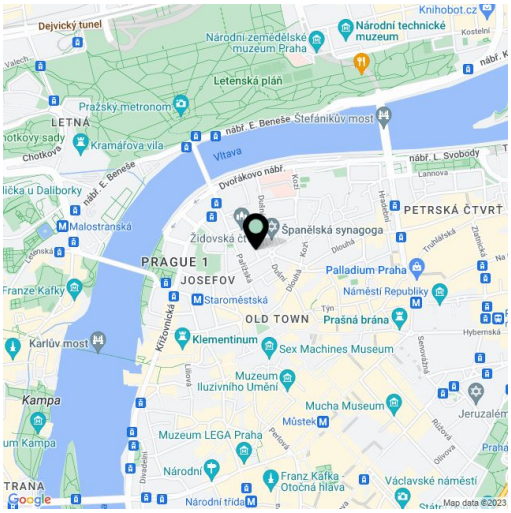
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Total area	246 m²
Floor area*	240 m²
Balcony	6 m²
Parking	2 garage parking space for purchase
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26766



* 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 Celínka boutique housing project, led by architect Barbora Škorpilová, is being created in an early Functionalist building, which 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 the 3d floor apartment features a large living room with an open plan kitchen, dining area, gas fireplace, and **east-facing windows with views of the Spanish Synagogue**, a study, and two west-facing bedrooms with balconies overlooking the courtyard and walk-in closets. There are bathrooms and separate toilets by both bedrooms. There is also a spacious entrance hall, a guest toilet, and a utility room.

With a ceiling height of 3.5 m, the apartments are comfortable and airy. This **high quality apartment** is 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 a 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 240 m², balconies 6 m² (2.85 and 3.2 m²), cellar.

More about the project: Celínka

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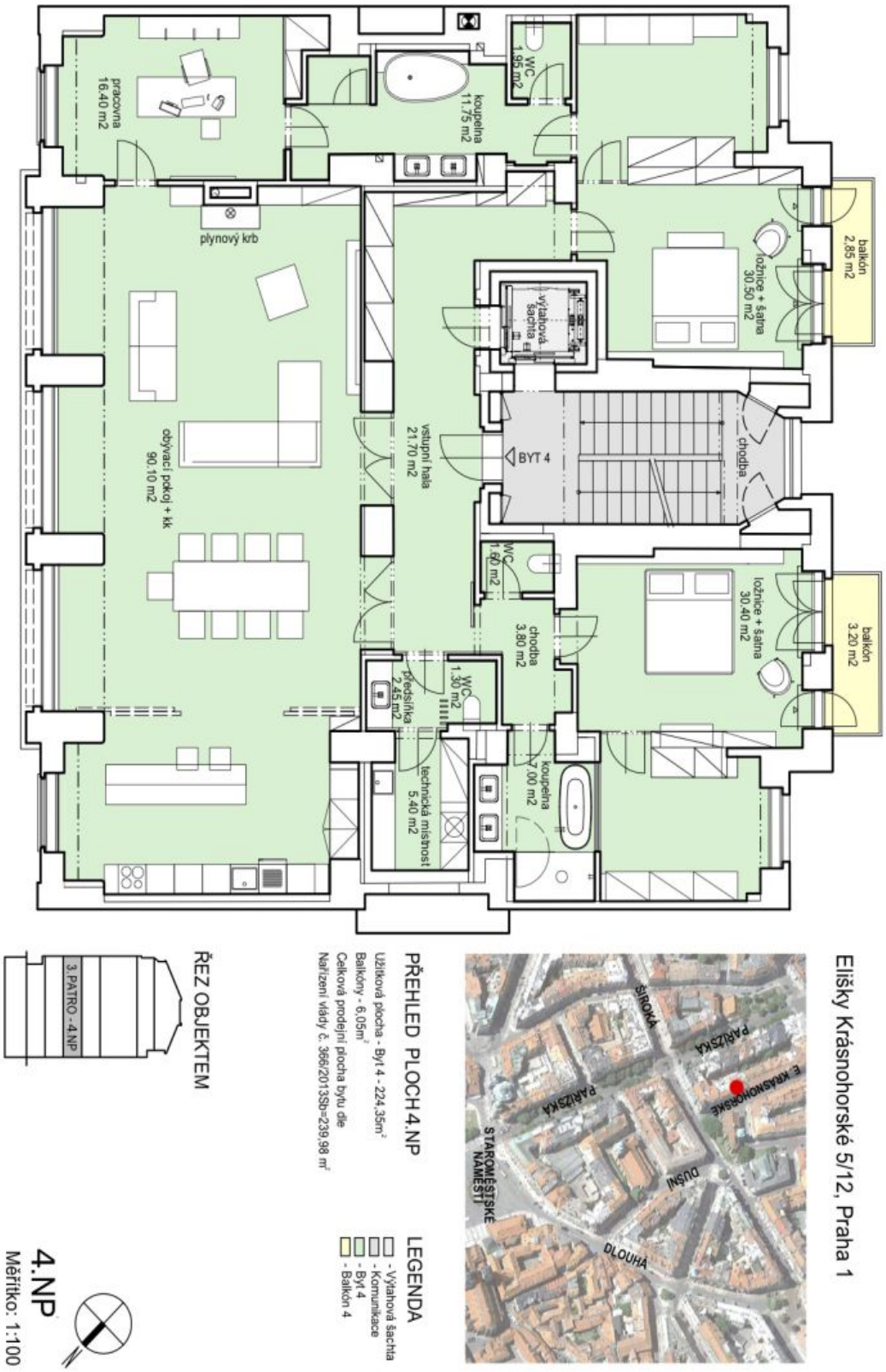
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