svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

223 m², Prague 1, Josefov, Široká

Ask for price











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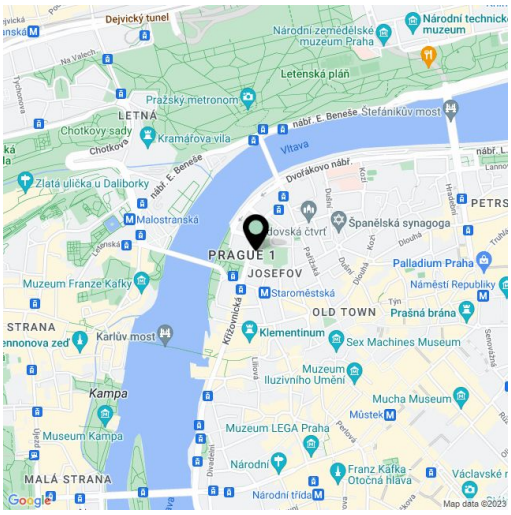
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Total area	235 m²
Floor area*	223 m²
Terrace	12 m²
Parking	-
Cellar	-
PENB	G
Reference number	26844



* 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.

Representative apartment with a terrace and unique views of Prague Castle, Petřín Hill and historic Prague, situated on the 7th and 8th floors of one of the most beautiful Old Town buildings. The timeless concept of renowned architect Ivanka Kowalski and the perfect blend of materials and colors reflect the elegance and atmosphere of Pařížská Street and Old Town Square.

This **new air-conditioned** duplex offers on the first level an airy social area (**121 m²**), which consists of a dining room with a kitchen, living room, workroom (or a guest room), walk-in wardrobe and a bathroom with a shower and a toilet.
There is a spacious staircase landing (can be used as a study room) on the upper floor, a bathroom, 2 bedrooms (master bedroom with en-suite bathroom and large dressing room) with access to the terrace (**11 m²**) and utility room with storage space.

Equipment includes Italian **designer furniture** including lighting, air-conditioning, recessed fan coils and stylish radiators for optimal climate control, **intelligent household system**, **wooden floors**, gas **fireplace** in the living room, custom kitchen equipped with Miele appliances and a built-in wine cellar. Security is provided by a security door and alarm system. Possibility to rent **parking spaces** at the InterContinental hotel.

The building - from the turn of the 19th and 20th centuries - with a lift and a planned reconstruction of the common areas (2017), stands at a **prestigious and desirable address**, with easy connection to the metro and **all the services and comfort** of the city center. The nearby Dlouhá and Pařížská Streets offer a number of high-end shops, boutiques, quality delicacies and popular bars and restaurants.

Interior 236 m², terrace 11.64 m².

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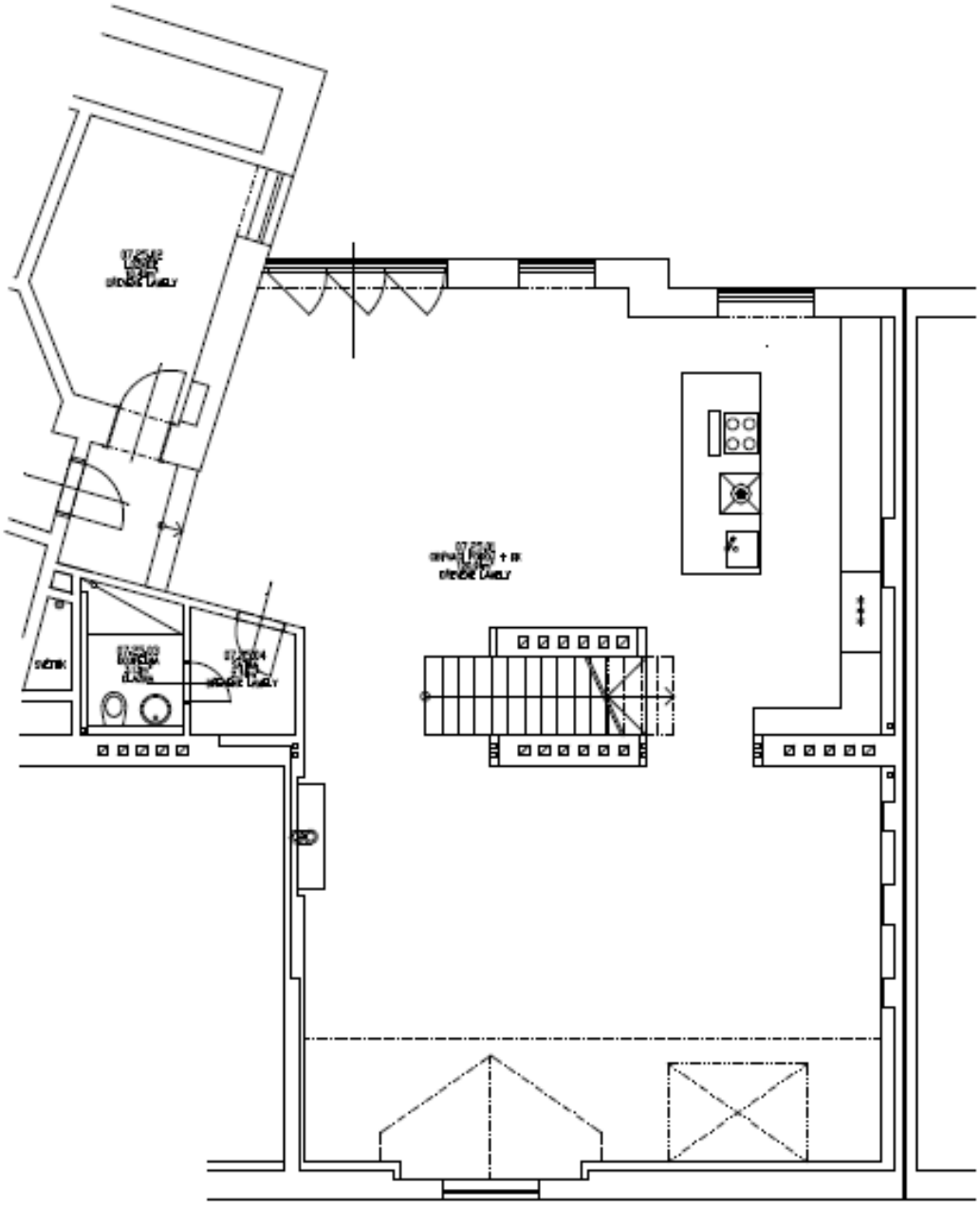
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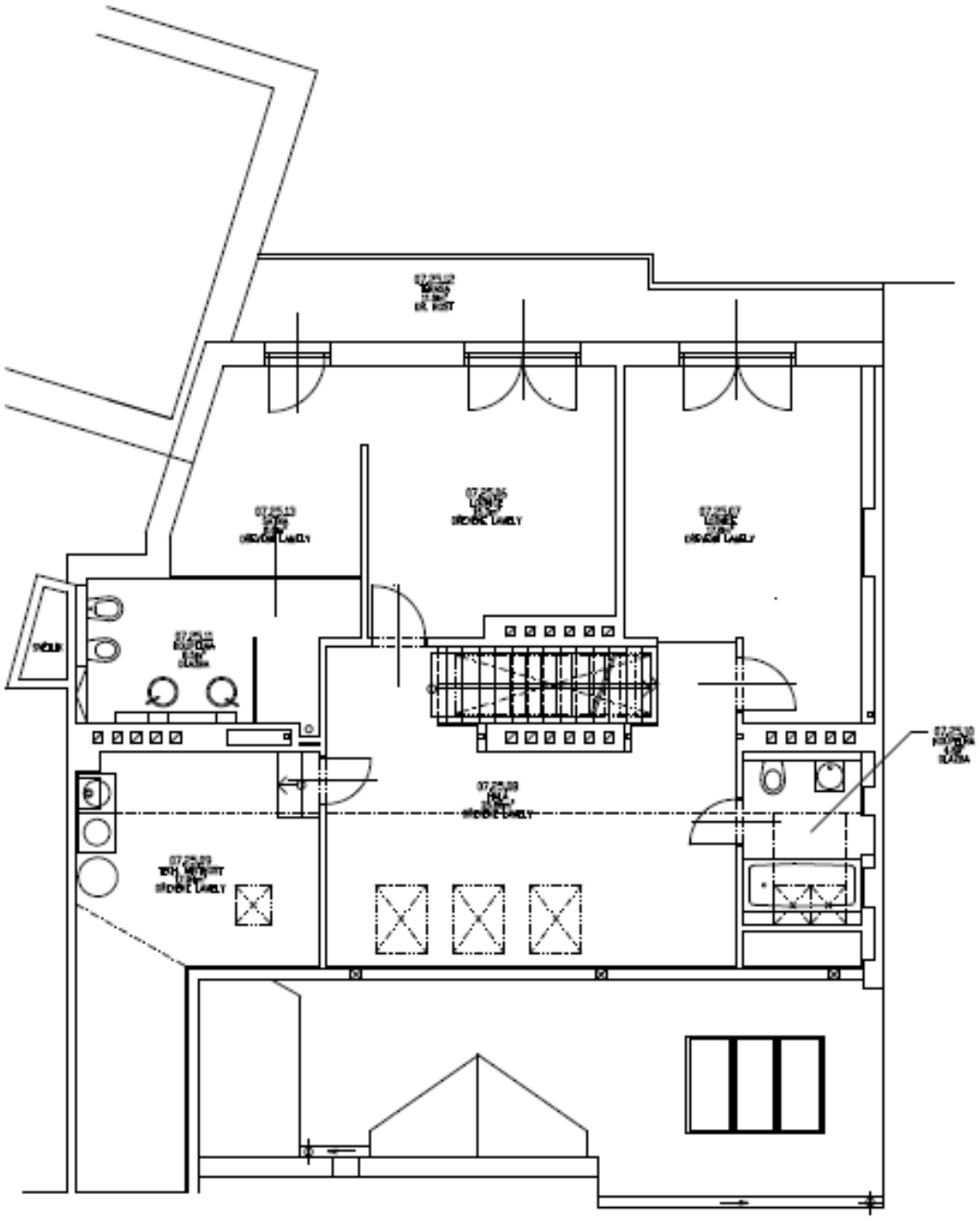
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