



## Sale of a duplex apartment 4+kt/T, 245 sqm, Prague 1 - Josefov



🏠 245 m<sup>2</sup> 📖 Pařížská, Praha 1 - Josefov 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N6171</b>	Price	<b>on request</b>
Address	<b>Pařížská, Praha 1 - Josefov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>245 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>6th floor</b>	Apartment type	<b>Maisonette</b>
Device	<b>Yes</b>	Terrace	<b>28 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a unique duplex apartment 4+kt with a total usable area of 245 sqm with a generous terrace and beautiful views, oriented to the courtyard. The maisonette is situated on the 6th floor of a renovated historic apartment building with an elevator in the very centre of Prague 1 on Pařížská Street.

The layout includes on the ground floor an entrance hall, spacious and bright living room with a functional fireplace, study, kitchenette with dining area, bedroom with en suite bathroom with shower and toilet and a separate guest toilet. On the first floor there is a master bedroom with en suite dressing room and bathroom with shower, toilet and also a solitary bath. From the bedroom you can access the 28 sqm terrace with breathtaking views of Prague Castle, Petřínské sady and Lesser Town.

The Art Nouveau house has many historical features such as ornate metal railings, figural reliefs and ornamental plasterwork. High-quality parquet floors and tiles, preserved wooden beams and brick panelling have been used throughout the apartment. All rooms are air-conditioned. The bathrooms have underfloor heating.

The sought-after location of Pařížská Street offers full amenities and excellent transport accessibility in the very centre of Prague. In the vicinity you will find quality restaurants, cafes and shops of the world's leading brands. In close proximity to the historic centre of the Jewish Town and the Spanish Synagogue. The Old Town Square is about 5 minutes' walk away. The tram stop Law Faculty and the metro stop Staroměstská are literally a few steps from the house.