



## Sale of a flat 4+kt/B, 169 sqm, Prague 1 - Josefov



🏠 169 m<sup>2</sup> 📖 Široká, Praha 1 - Staré Město 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5335</b>	Price	<b>Sold</b>
Address	<b>Široká, Praha 1 - Staré Město</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>169 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>166 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>No</b>
Parking	<b>Yes</b>	Balcony	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer a bright and spacious apartment 4+kt of 169 sqm. This apartment is situated on the third floor of an apartment building on the corner of Široká and Valentinská street. The house was designed by architect Richard Klenka, and is built in the spirit of modernity. Its buildings abound in a number of remarkable details and perfect craftsmanship.

The interior of the apartment is the work of Ing. Sheet. Ivana Dombková. It includes an entrance hall with storage spaces (9.5 sqm), a toilet (2.5 sqm) and a technical chamber (1.8 sqm). From the hall you enter the social part oriented to the west side and to the quiet zone oriented to the southwest. The social area includes a kitchen and a dining room with a relaxation area (64.5 sqm). Behind the kitchen is hidden the original chamber, which now has the purpose of a laundry room and pantry (3.8 sqm). To the right of this central room is a corner room (32.1 sqm), which can be used as a living room, study or bedroom. To the left of the kitchen with dining room is a quiet area. It is separated by a glass wall with an entrance hall, from which you enter the bedroom (15.6 sqm) with a dressing room (4.6 sqm). It includes a bathroom with toilet, bath and sink (4.7 sqm). The next bedroom (16.1 sqm) is oriented to the courtyard. It has a small balcony (2.2 sqm). The bedroom is connected to the bathroom (4.6 sqm) with sink, shower and toilet. In front of the bedroom is a corridor (9.9 sqm), which serves as a dressing room. This corridor connects to the entrance hall of the apartment.

The generous layout, high ceilings and large brightness of the apartment, thanks to the large windows, give this space timelessness and pleasant comfort. In addition to the window from one bedroom facing the courtyard, the other windows are facing public buildings and other sights of old Prague. There is a view of the Museum of Decorative Arts and partly of the Rudolfinum, the Pinkas Synagogue and the building of the Faculty of Arts of Charles University.

The furnishings are made in a high standard, which corresponds to the current demands for quality living, timeless natural colors are used throughout the apartment. The property is set in a lucrative location in the heart of Prague with all social amenities and excellent transport links.

The apartment completely reconstructed.

The energy performance class G is given only temporarily due to the fulfillment of legal requirements.