



🏠 94 m<sup>2</sup> 📄 Dušní, Praha 1 - Josefov 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7203</b>	Price	<b>on request</b>
Address	<b>Dušní, Praha 1 - Josefov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>94 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Device	<b>Yes</b>	Balcony	<b>Yes</b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a beautiful design apartment after an excellent and costly reconstruction of 3+kt in the very center of Prague, Dušní street in Prague 1. The apartment is located on the fifth floor of a historic building with a newly installed elevator. The common areas are also renovated and meticulously maintained. A great advantage is that this part of Dušní Street is away from the tourist traffic and away from exposed places with restaurants and bars. Views from the windows of the main living room lead towards the synagogue and from both bedrooms to the quiet and clean courtyard.

A central hallway of 12 sqm leads to all the main rooms including a bathroom and separate toilet. The rooms are impassable. The living room with kitchen is 45 sqm, the two bedrooms 17 sqm and 14 sqm. This smaller bedroom has access to a balcony (2 sqm), and also a small closet (2 sqm) that can be used as a walk-in closet. The 6 m<sup>2</sup> master bathroom has a Buderus gas boiler and a washing machine and dryer.

New oak floors have been laid throughout the apartment, custom furniture is built in, complete with solitaires from the renowned Halabala workshop, a Natuzzi sofa, the conference and dining table was made according to the owner's design. The kitchen of German production Burger, Bauformat supermat series with compact worktop is fully equipped. Liebherr fridge, DeLonghi coffee machine, freezer, hob, oven, microwave, wine machine, washing machine and dryer (located in the bathroom), all AEG brand.

Living in a historic yet quiet part of Prague 1 near Old Town Square is considered very prestigious. Great accessibility, proximity to public transport connections Metro Staroměstská, tram connections (nábreží and ul. Revoluční) and all amenities on site. Proximity to the promenade along the Vltava River, Letná Park, for lovers of history and culture, proximity to art exhibitions, theaters, historic palaces and churches, for gourmets a wealth of stylish restaurants and cafes.