

NEGRELLI RESIDENCE

Unique apartment
with an atrium in Prague - Karlín



CHRISTIAN DIOR
THE SPAN OF THE THIRTEEN

Dior / Lindbergh / Archives
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Prvního pluku 140/4
Praha 8 - Karlín

TIMELESS LIVING
IN A CULTURAL BUILDING
FROM 1837





THIS IS NEGRELLI RESIDENCE

Apartment, located in the center of Prague. Complete reconstruction with three rooms on the top floor of the house, which is a cultural building from 1837 - unique in the heart of Prague - Karlín.

LIVE IN THE MIDDLE OF THE CITY



25 min

by car to the Václav Havel Airport

4 min

by car to Hlavní nádraží

B

6 min

by car to Václavské náměstí

C

8 min

by car to Old Town Square

A

NEGRELLI
RESIDENCE
Přestavba a rekonstrukce

APARTMENT WITH MODERN TECHNOLOGY AND OUTDOOR ATRIUM

Generous apartment of classic layout 3 rooms with an area of 148 m², with a bedroom, study, dressing room, two showers and a central atrium with a garden in Japanese style complete with the most advanced technology.



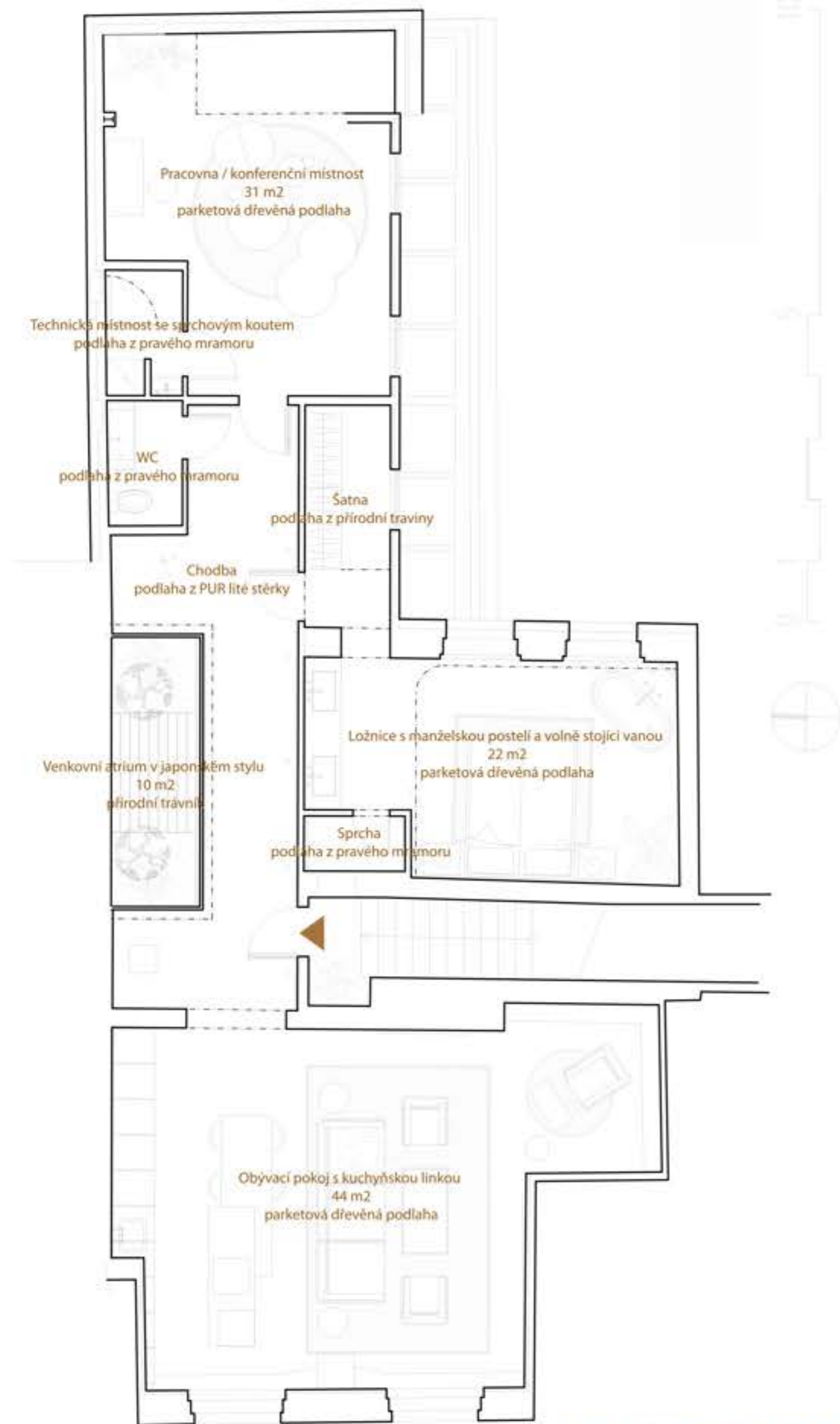
FLAT WITH ATRIUM 148 M²

ATRIUM 10 M²

ROOMS 3

STORE CHAMBER 2 M²

LIVING ROOM 44M²



Prvního pluku 140/4 , Praha 8 - Karlín



SPECTACULAR LIVING ROOM OF AREA 44M²

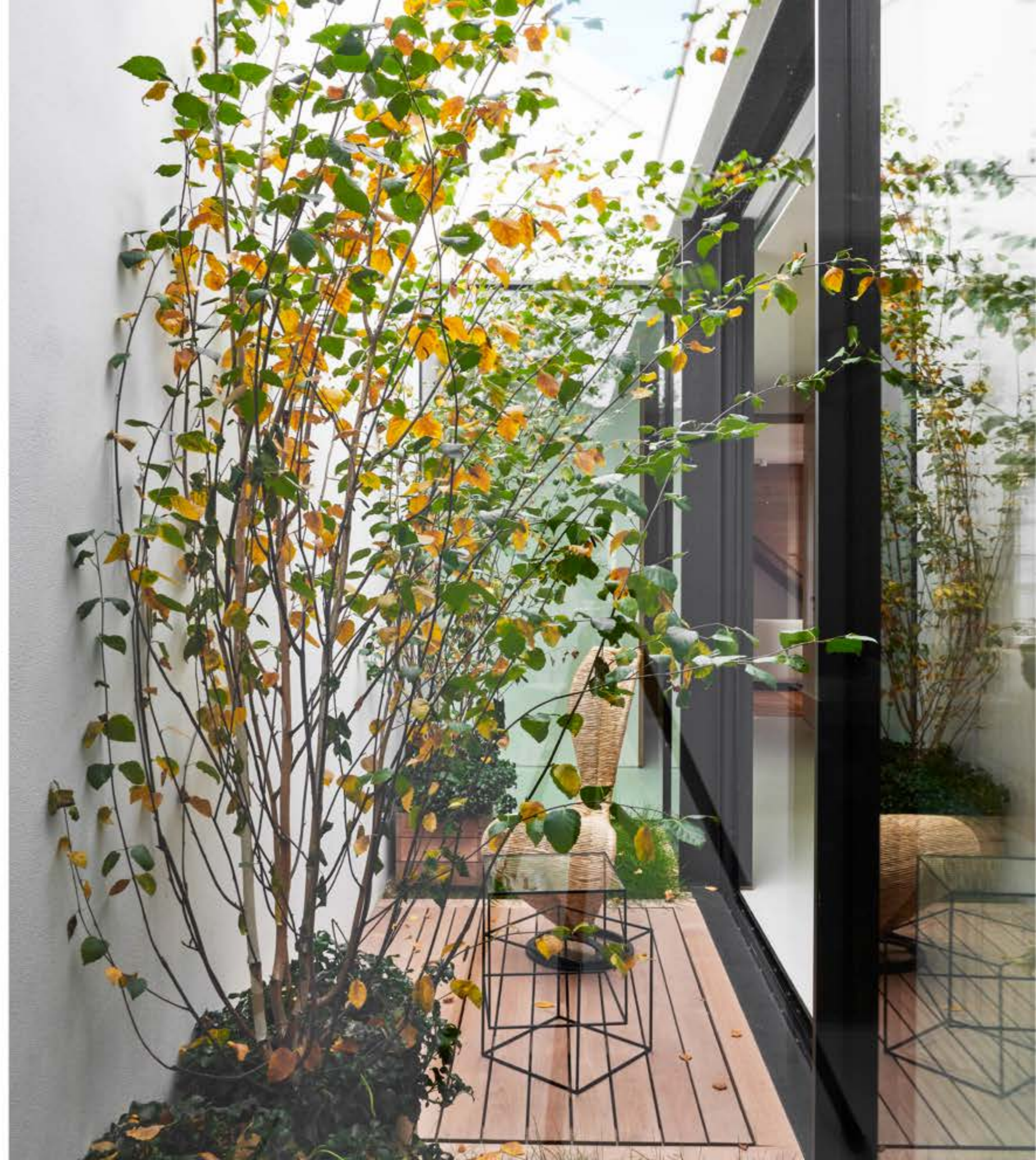
The living room boasts a magnificent view of the Negrelli Viaduct, which was the longest bridge in Europe until 1910, as well as carefully restored original wooden ceiling beams. Meticulously brought to life by international artists, the apartment features a refined aesthetic, including a bespoke kitchen with Gaggenau appliances.





PRIVATE OUTDOOR ATRIUM

The atrium, which seamlessly connects with the outside and a small Japanese-style garden. The deck is made of teakwood lined with mature vegetation. All this is complemented by spot lighting placed directly in the planters.



BEDROOM

The bedroom is accessed via a walk-in closet and has its own enclosed shower area and freestanding bathtub. Everything is completed by details, especially the stone tiles and tiles made of genuine Carrara marble and the original glued washbasins also made of Carrara marble.







WORKROOM

The apartment also includes a workroom, which can also be a conference room. At the same time, access to this room does not interfere with the privacy of other parts of the apartment.







BATHROOMS

Hygienic parts of the apartment are equipped in the highest possible quality. Surfaces are made of natural marble, all sinks are also marble. Sanitary equipment is from CEA.





IN THE CENTRE OF THE STORY



Prvního pluku Street in Karlín will soon become a street of great change, with roads becoming pedestrian zones and the Negrelli Viaduct offering services ranging from luxury restaurants, cafés and boutiques. The Penta Group will connect to this area from the southwest with its development plan to transform the whole area.



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Praha 8 Karlín
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