



## Apartment Three-bedroom (4+kk)

Sold

148 m<sup>2</sup>, Prague 1, Staré Město, Hradební

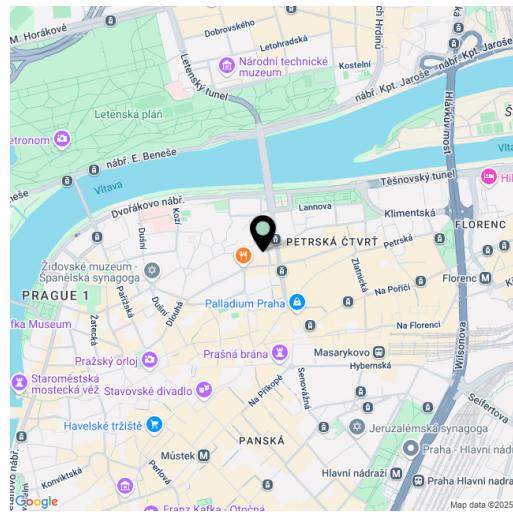




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Total area	148 m <sup>2</sup>
Parking	Space in the car lift
Cellar	-
Service price	1220 CZK monthly
PENB	G
Reference number	103398



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

**Quiet spacious apartment in an excellent condition is located on the 4th floor of the attractive Palác Dlouhá building with an elevator, non-stop reception, and underground garage, where 1 parking space is reserved for the apartment. In the very center of the city center, near Republic Square and Old Town Square.**

The layout of the **east and west-facing apartment** offers an almost fifty-meter living room with a kitchen, a master bedroom with a walk-in wardrobe and en-suite bathroom, another 2 bedrooms, a central bathroom, a separate toilet, a dressing room, and a generously designed entrance hall.

The apartment was renovated in 2020 and hasn't been used since. The windows are reconditioned **casement**, floors are **parquet** in a classic tree pattern, ceiling height is 2.873 m. The kitchen is equipped with built-in **Electrolux** and **Brandt** appliances. The apartment also has built-in wardrobes. Interior doors are solid wood with wooden frames, entrance doors are wooden security. The building was completely renovated in 2014. Residents can use the **bike room** and **24/7 reception**. Parking is provided in an **automatic parking system**.

**Excellently located on Dlouhá Street** with many restaurants and shops, but also with a theater and a gallery. Right in the building is a gourmet arcade offering quality food and drinks. Schools of all grades, a health clinic, and pharmacies are within a short walking distance. Excellent transport connections are provided by many tram lines and metro stations (line B, Náměstí Republiky and line A, Staroměstská). The Masaryk Railway Station is also nearby. The area is very pleasant thanks to the gardens of **St. Agnes Monastery** and **Lannova Park** with a children's playground. You can walk across the bridge to the **Letenské Sady Park**.

Floor area 148.80 m<sup>2</sup>.



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