



Apartment Two-bedroom (3+kk)

€ 817 584 | CZK 19 900 000

110 m², Prague 1, Staré Město, Dlouhá



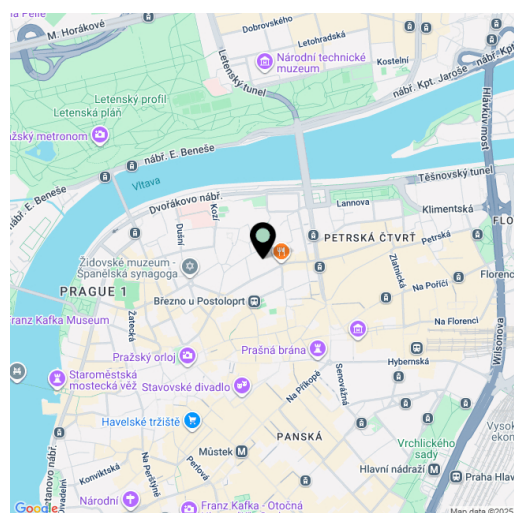


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Total area	110 m ²
Parking	-
Cellar	-
PENB	G
Reference number	110714



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

This stylish duplex apartment was created in 2020 through a sensitive and architecturally successful attic conversion in the roof of the heritage-protected U Krkavců townhouse. The property is located in a quiet courtyard right in the heart of Old Town, just a few steps from Old Town Square and Pařížská Street.

The lower floor of the duplex consists of an open concept living room, dining area, and kitchen with a **glass staircase** leading to the upper level, a bedroom with en-suite bathroom, a separate toilet, and an entrance hall with **built-in wardrobes**. The upper floor features an open gallery with flexible use, a spacious walk-in closet, a work corner, and an additional bathroom. The property is part of a well-maintained **terraced-style building**, whose history dates back to the 15th century, and does not have an elevator.

The authentic attic living atmosphere is highlighted by exposed **wooden beams** and a wood-burning fireplace. The interior is custom-designed with an emphasis on **high-quality materials**. The kitchen is equipped with top-of-the-line Gaggenau appliances, including a home **wine fridge**. Heating is provided by a private boiler, and the apartment is pre-wired for air-conditioning.

The prestigious **Old Town** location combines a historical **genius loci** with modern urban living, with top restaurants, cafés, boutiques, and cultural institutions nearby. Shopping options include Pařížská Street and the nearby Palladium shopping center. All **amenities** are within walking distance, and excellent transport connections are provided by the Náměstí Republiky metro and tram stations.

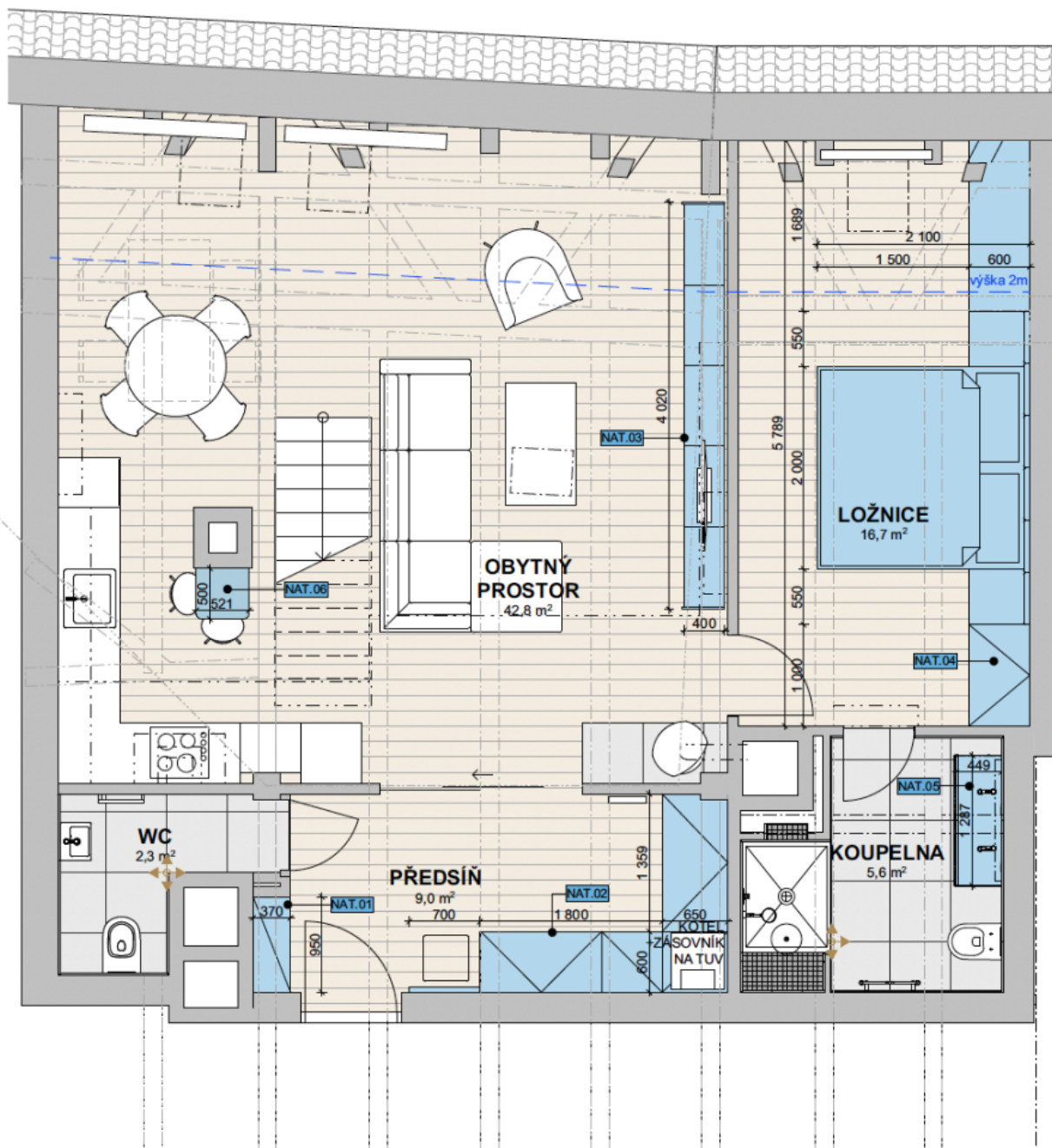
Floor area approx. 109 m². The unit is registered in the owner's declaration as a 1-bedroom apartment with a kitchenette (2+kk) with a (non-updated) area of 77.1 m².



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