



Apartment Two-bedroom (3+kk)

Sold

124 m², Prague 1, Staré Město, Dlouhá





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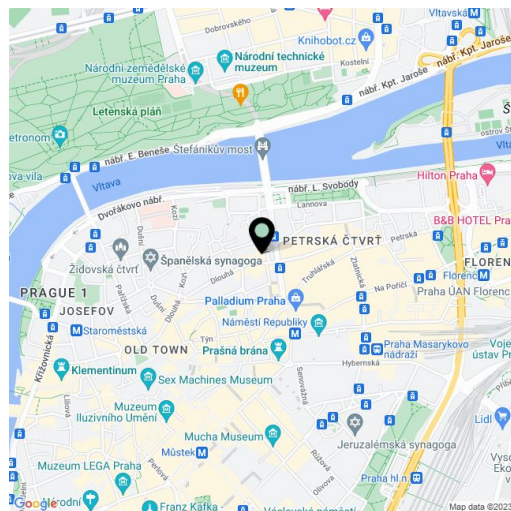
Total area	146 m²
Floor area*	124 m²
Balcony	22 m²
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	E
Reference number	24181

New apartment with a terrace on the 6th floor of the unique Palác Dlouhá project created through a complete renovation of an apartment building in the Art Deco style from the 1920s. Palác Dlouhá is located on the corner of Dlouhá and Hradební streets, a strategic location just a few minutes' walk from Old Town Square.

The flat consists of a living room with preparation for a kitchen and access to the east-facing terrace, a bedroom, study, generous walk-in closet, master bathroom designed by an interior architect (freestanding bathtub, shower, two sinks and toilet), additional bathroom with shower and toilet, and a utility room with preparation for a washing machine and dryer. Facilities include **hardwood oak floors**, heated Italian tiles, new casement windows and wooden doors, **Antonio Lupi**, **Axor** and **Duravit** bathroom fixtures, suspended ceilings with LED spotlights, preparation for air-conditioning and audio system. The purchase price includes **1 garage parking space**.

Commercial and financial center of the city with excellent public transport links - near Náměstí Republiky metro station (line B), and a number of tram lines. The area boasts a large number of shops and services in the immediate vicinity (Palladium shopping center, Kotva department store), restaurants, cafes, fitness, swimming pools and numerous small shops specializing in household furnishings and culinary delights, some of them directly on the ground floor of the building.

Interior 124 m², terrace 22 m².



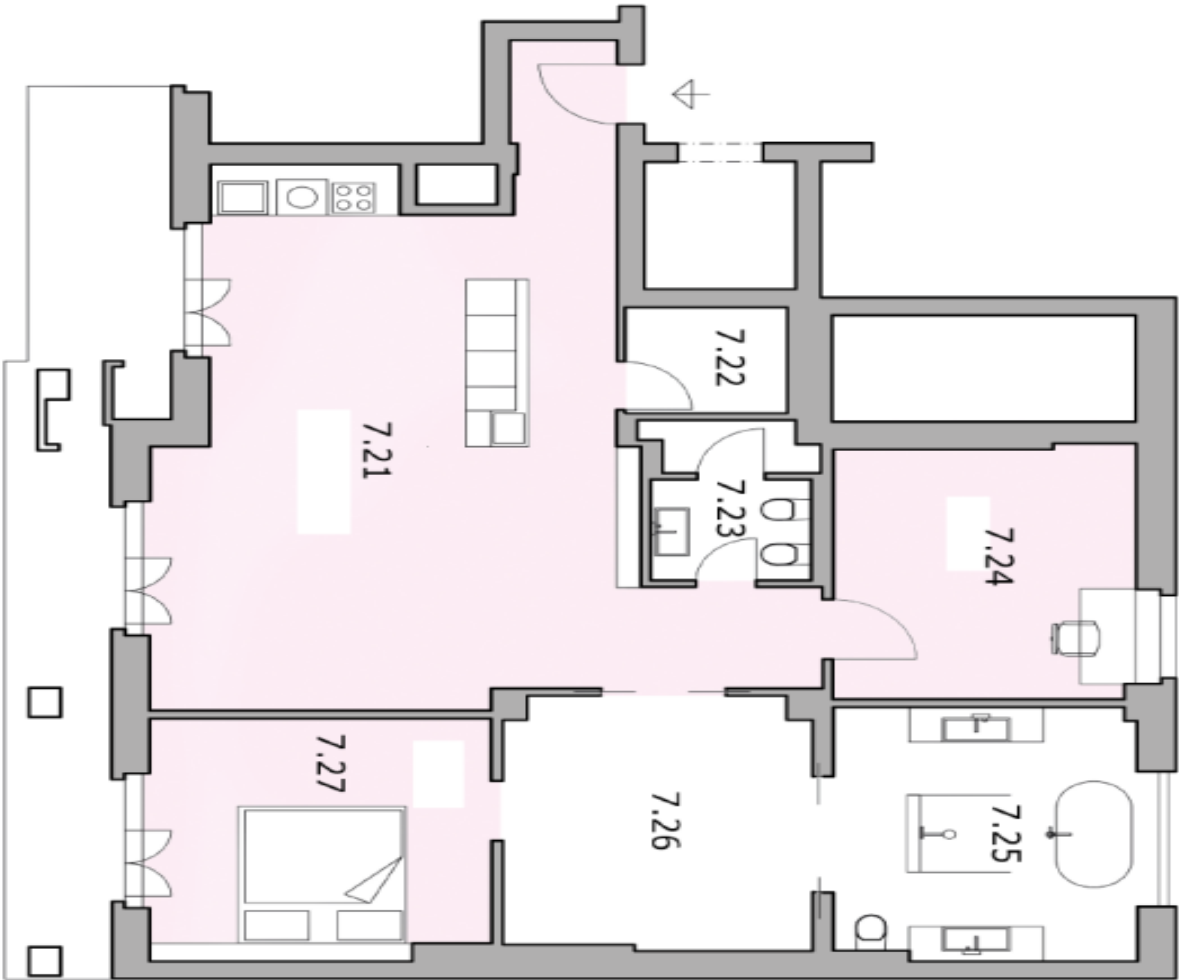
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTI

Č.M.	MÍSTNOST	m²	PODLAHA	STĚNY
7.21	OBITNÁ KUCHYŇ	53,70	DLAŽBA, VLŠSKÝ	OMITRA, ROKOPIVAL
7.22	TECHNICKÁ MÍSTNOST	3,40	DLAŽBA	OMITRA, STĚNA
7.23	KOUPELNA	4,80	DLAŽBA	OMITRA, OBKLAD, STĚNA
7.24	PRACOVNA	15,20	VLŠSKÝ	OMITRA, ROKOPIVAL
7.25	KOUPELNA	15,40	DLAŽBA	OMITRA, OBKLAD, STĚNA
7.26	ŠATNA	15,40	VLŠSKÝ	OMITRA, ROKOPIVAL
7.27	LOŽNICE	16,30	VLŠSKÝ	OMITRA, ROKOPIVAL

TERASA 22

CELKEM 124,2

