



## Apartment Two-bedroom (3+kk)

Sold

124 m<sup>2</sup>, Prague 1, Staré Město, Dlouhá



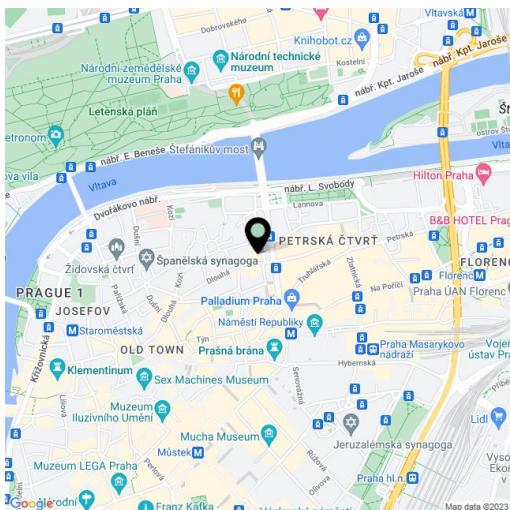


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Total area	146 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Balcony	22 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	-
PENB	E
Reference number	24181



\* 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.

**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.

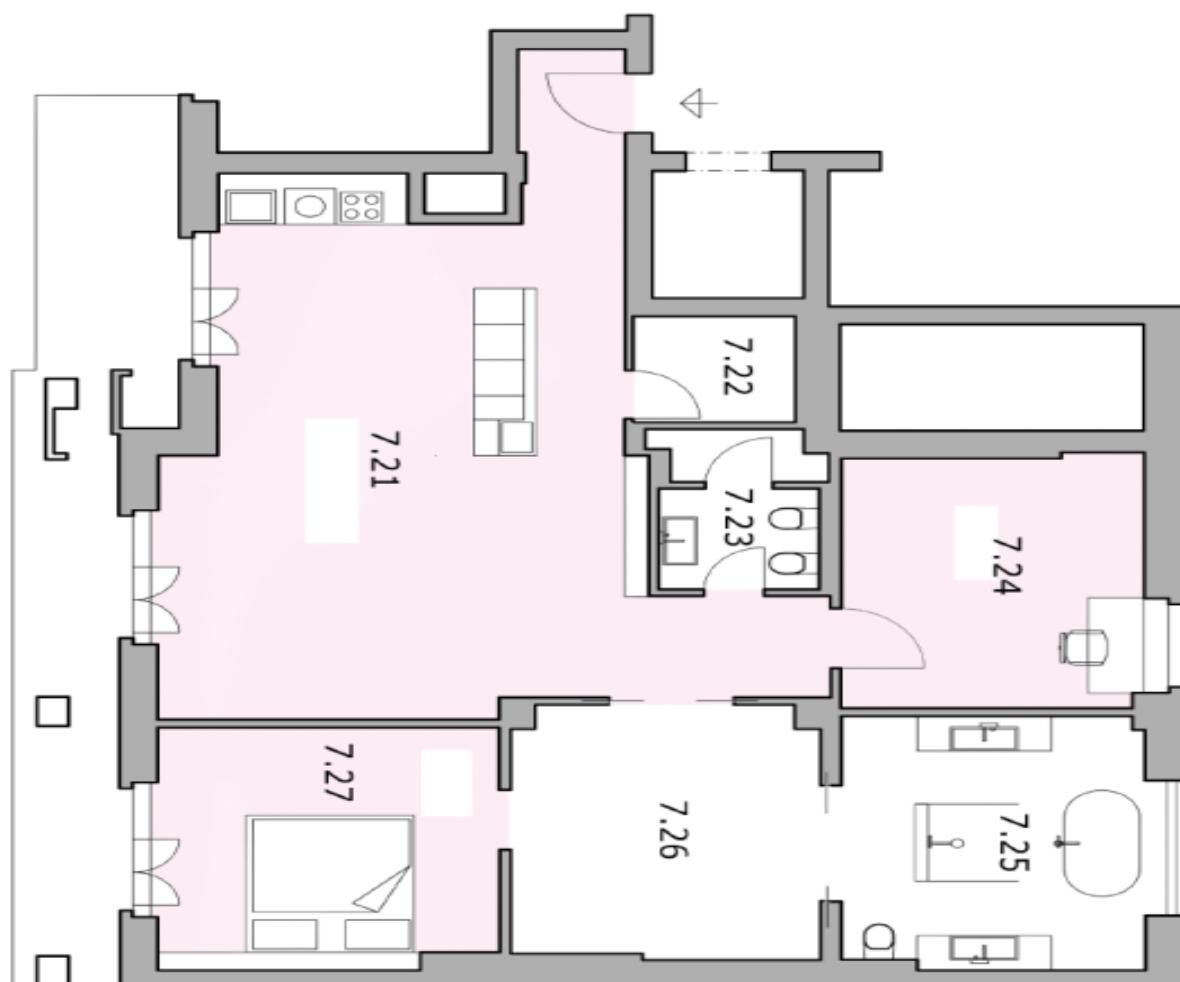
Interior 124 m<sup>2</sup>, terrace 22 m<sup>2</sup>.



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### LEGENDA MÍSTNOSTÍ

Č.M.	MÍSTNOST	m <sup>2</sup>	PODLAHA	STĚNY
7.21	OBYTNÁ KUCHYNĚ	53,70	DLAŽBA, VLŠKY	DMTVA, ROKOFNÁL
7.22	TECHNICKÁ MÍSTNOST	3,40	DLAŽBA	DMTVA, STĚNA
7.23	KOUPELNA	4,90	DLAŽBA	DMTVA, OBKLAD, STĚNA
7.24	PRACOVNÍ	15,20	VLŠKY	DMTVA, ROKOFNÁL
7.25	KOUPELNA	15,40	DLAŽBA	DMTVA, OBKLAD, STĚNA
7.26	ŠATNA	15,40	VLŠKY	DMTVA, ROKOFNÁL
7.27	LOŽNICE	16,30	VLŠKY	DMTVA, ROKOFNÁL
	TERASA	22		
	CELKEM	124,2		

