



## Apartment Two-bedroom (3+kk)

Sold

85.2 m<sup>2</sup>, Praha 1, Staré Město, Dlouhá





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Total area	85 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	8 000 CZK monthly
PENB	G
Reference number	35448

Walk to work and to pubs, clubs, restaurants, and cafes and other entertainment venues. You won't need to take a taxi to the cinema, theater, or to meet with friends. Prague's major sights will be part of your everyday life. All of this and more is offered by this apartment from the 1930s with high ceilings and 2 balconies, located on the 3rd floor of a Functionalist corner building on Dlouhá Street in Old Town near the Republic and Old Town squares.

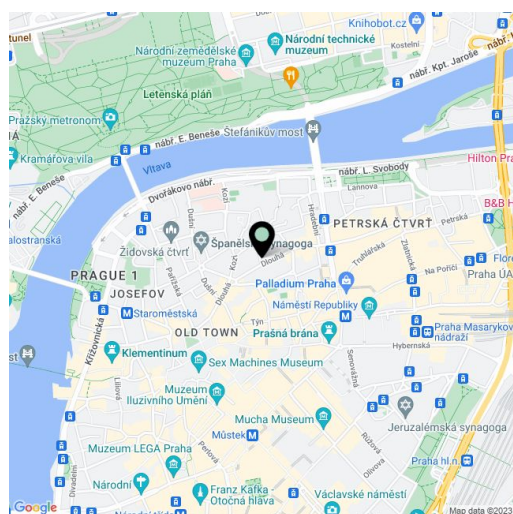
The living room and 1 bedroom with a small balcony and an **en-suite bathroom** overlook the beautifully maintained buildings on Dlouhá Street, including the NoD building with a gallery, theater, and café. The second bedroom with a small balcony ensures **privacy, peace, and quiet** thanks to its orientation towards a courtyard, a rare treat in the city center. The apartment also has a **central bathroom**, a dining area with a kitchen, an entrance hall, a guest toilet, and storage space. The apartment has **air-conditioning**.

Thanks to the refurbished **parquet floors**, large wooden casement windows, and **original doors** with original handles, the interior has retained its **dignified atmosphere from the 1930s**. There is no need to worry about heating, it is central. The unit comes with a cellar accessible by elevator.

From the building's location on the corner of Dlouhá and Rybná streets, you can walk to many shops, restaurants, cafes, and services, including schools, doctor's offices, and cultural centers, such as the Dlouhá Theater, the **legendary Roxy Club**, and the **NoD experimental space with a gallery, theater, and cafe**, which is directly across the street. You will never get tired of walking through the **winding streets of Josefov** as well as relaxing in the garden behind the sanctuaries of **the St. Agnes Convent**. The nearby modern Palladium and traditional Kotva shopping malls, as well as luxurious **Pařížská Avenue**, offer a wide range of shopping opportunities. The neighborhood is easily accessible by public transport; the Náměstí Republiky metro station (line B) and the Revoluční tram stop is only a few minutes' walk away.

Interior 85.2 m<sup>2</sup>, two balconies approx. 4 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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