



## Apartment Two-bedroom (3+kk)

Sold

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

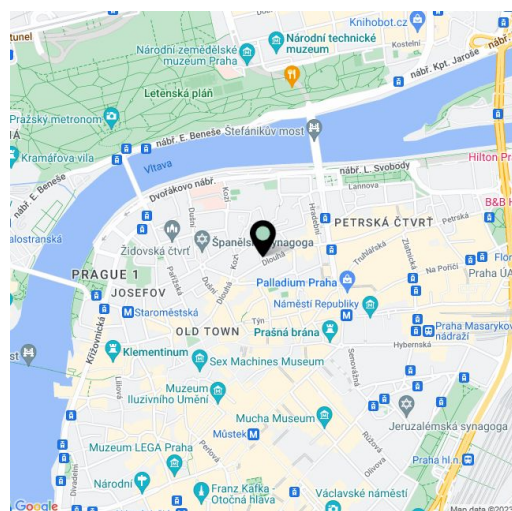




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Total area	151 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	1 parking space in a parking lift at extra cost
Garage	Yes
Cellar	-
Service price	6 370 CZK monthly
PENB	G
Reference number	35449



\* 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.

Gourmet restaurants, galleries, and everything in Old Town within a few minutes' walk. A theater only a few seconds away by elevator. Life in the heart of the city is yours to enjoy from this bright apartment with a terrace on the 6th floor of the Dlouhá Palace with modern, spacious units designed for prestigious living with preserved original elegance. The architecturally significant building was built in 1929 in the Art Deco style and has a strategic location on the corner of Dlouhá and Hradební streets, close to the Old Town and Republic squares.

The living room with a kitchen and dining room is connected to the east-facing terrace facing the Hradební quiet side street. A bedroom with a walk-in dressing room also has access to the terrace and the bright bathroom with a freestanding bathtub and large window faces the courtyard. There is also a second smaller bathroom, a bedroom, a vestibule, and a utility room.

The facilities include oak parquet floors, a kitchen with built-in appliances, and replicas of the original casement windows. The unit has a parking space in an automated parking system at extra cost of CZK 1 000 000. The building was designed in the workshop of the Prague expressionist architect Paul Sydow and his collaborator Otomar Sušický and was completely reconstructed by the DAM architectural studio, which took care to preserve the residential, commercial, and cultural functions of the palace.

During the reconstruction, the Gourmet Passage was created with a wide range of international and local food, a café, and a bistro. There is also an entrance to the Theater in Dlouhá. The neighborhood is also home to the NoD gallery, the Roxy club, and plenty of spots to go for good food, drinks, or fun. Within easy reach are shopping opportunities—small boutiques to shopping malls—a kindergarten and elementary school, medical services, a post office, and everything else needed for everyday life. A tram stop and an entrance to the metro station is a few steps from the building.

Interior 130 m<sup>2</sup>, terrace 21 m<sup>2</sup>.

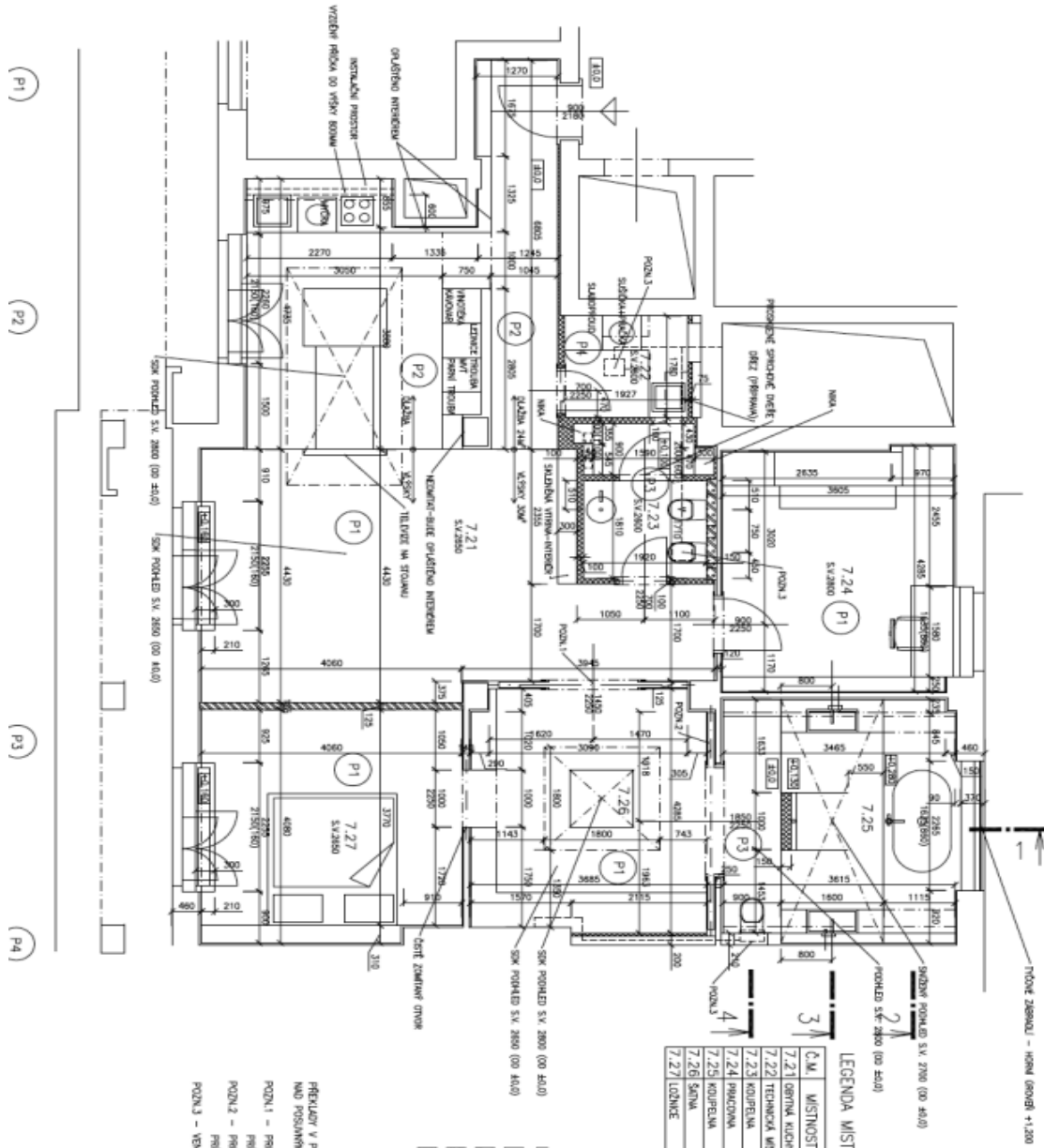
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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LEGENDA MÍSTNOSTI

Č. M.	MÍSTNOST	m <sup>2</sup>	PODLAHA	STĚNY	STŘEŠ	POZNÁMKA
7.21	OBYTNÁ KUCHĚNĚ	13.20	obalby, kámen	omíta, rohovitá	sk	
7.22	TECHNICKÁ MÍSTNOST	4.80	obalby	omíta, stěna	sk	
7.23	KOUPELNA	4.80	obalby	omíta, obkalkovaná	sk, drh	
7.24	PRACOVNA	15.20	kámen	omíta, rohovitá	sk	
7.25	KOUPELNA	15.40	obalby	omíta, obkalk. stěna	sk, drh	
7.26	SÁLKA	15.40	kámen	omíta, rohovitá	sk	
7.27	LOŽNICE	15.20	kámen	omíta, rohovitá	sk	

- LEGENDA MATERIÁLU
- PŮDNI ČERTEŽ ZNOVA
  - POKRÝTENÍ BR+D
  - POKRÝTENÍ AKU 115
  - ŠABRUKOVAN 100mm, PROFIL 50x25x12mm

PRŮŘEZ V PRŮŘECH - ZÁKRESOVANÝ O ZÁVISLOM ČELI NÍŽ DVĚŘNÍ OTVOR NEBO PRŮŘEZU POROVNANĚ NAJÍ POSUVNÍ DVĚŘNÍ 1100

POZN.1 - PRO POSUVNĚ DVĚŘNÍ POJISTĚNÍ POUŽITÍ POUZDRA ECLUSE, POUZDRO DO ZEMĚ, ROUKAŘOVNĚ, ČERT

POZN.2 - PRO POSUVNĚ DVĚŘNÍ POUZDRA ECLUSE, POUZDRO DO ZEMĚ, ROUKAŘOVNĚ, ČERT

POZN.3 - VENTILÁTOR S MONTÁŽNÍMI DOBĚHKY, NAPŘ. KLÍČKOU (LIMOS)

