



Apartment One-bedroom (2+kk)

Sold

71 m², Prague 1, Staré Město, Dlouhá

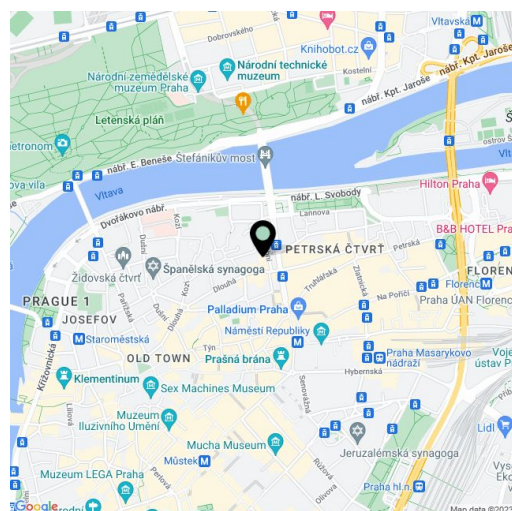




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Total area	83 m ²
Floor area*	71 m ²
Terrace	12 m ²
Parking	1 500 000
Garage	Yes
Cellar	-
Service price	6 000 CZK monthly
PENB	G
Reference number	41356



* 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.

This west-facing air-conditioned unit with a terrace and an interior that puts comfort in first place through modern technologies and the use of natural materials is part of the elegant Dlouhá Palace in the heart of the city, just a few steps from Republic Square and near Old Town Square. Garage parking is available directly in the building.

The layout of the unit on the 4th floor, accessible by elevator, consists of a living room with a kitchen and access to a **terrace in the courtyard**, a bedroom, a bathroom with a freestanding bathtub, a second bathroom with a shower, and an entrance hall.

The cozy interior created by an architect is characterized by natural materials. **Heated floors** are made of large-format Florim Alabastris di Rex stone tiles. The living room is decorated with designer shelves made of **deer antlers**; **historic wooden** ceilings, coffered sliding doors. The kitchen, bathroom, library, and shelves have been treated with traditional wax and brushed. Replicas of the original casement windows. **The Loxone** intelligent home system (electronic temperature control, lighting, shading, ventilation, alarm, etc.), integrated **Sonos sound system**, built-in **air-conditioning**, and heating from the central boiler room in the building contribute to the overall level of comfort. The bedroom has a premium **Hästens** bed, the living room has a leather sofa from KARE Design and a Panasonic TV with Apple TV. **Herzbach and Axor** sanitary ware, beautiful **onyx** sinks and tiles from the quality Tece and Sigma80 brands. Top light fixtures by Tom Dixon, Catellani & Smith, and Lirio, **Technistone** kitchen worktop, **Siemens** appliances, and **LG** washer and dryer. The surface of the illuminated terrace with Hartmann rocking chairs is made of solid wood. The building has been completely renovated and has a **reception** for the comfort and safety of its residents. Your car can conveniently park in your **own garage parking space**, which is included in the purchase price. Built-in equipment and furniture are included in the purchase price, other equipment depends on an individual agreement with the owner.

An attractive location in the center of Prague, within walking distance of everything you need. Directly in the building is a **gourmet passage** consisting of cafes and delicatessens, and two theaters are in the immediate vicinity. Nearby is the **Palladium shopping center**, as are many restaurants, shops, and other services. A metro station (line B) and tram stop are only a few steps away. There are also pleasant green areas within easy reach: **Lanova Park, Za svatyněmi Garden, or Letenské Sady Garden** on the opposite bank of the Vltava River.

Interior 71.8 m², terrace 12 m².

The unit is currently listed as under construction, prior to being approved as a studio.



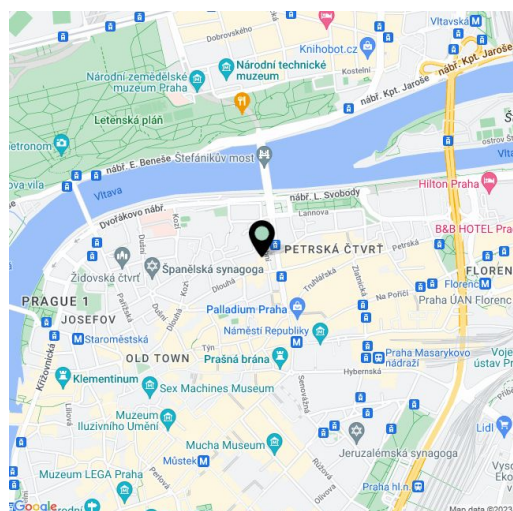
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In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



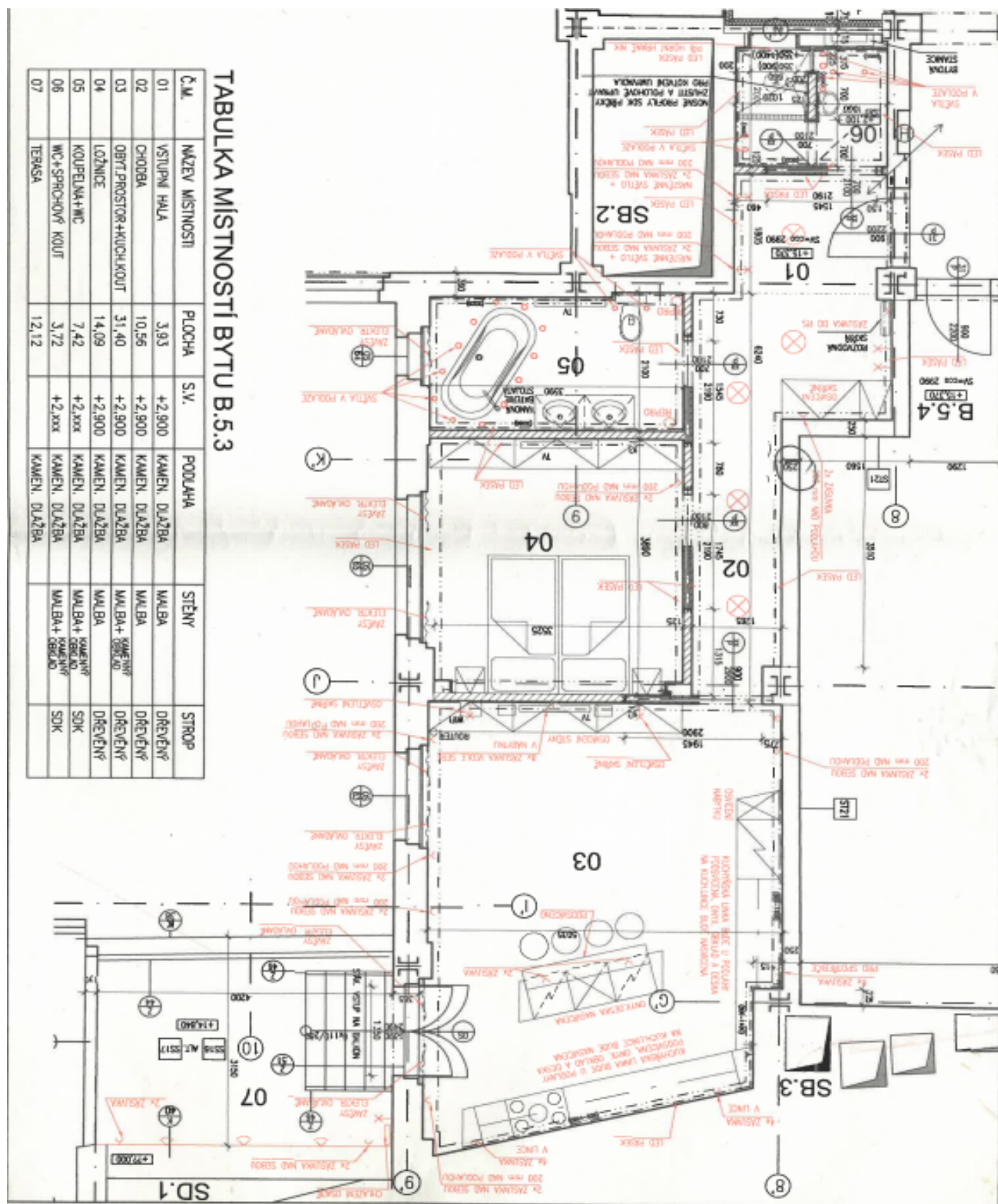
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TABULKA MÍSTNOSTÍ BYTU B.5.3

C.M.	NÁZEV MÍSTNOSTI	PLOCHA	S.V.	PODLAHA	STĚNY	STROP
01	VSTUPNÍ HALA	3,93	+2,900	KAMEN. DLAŽBA	MAĽBA	DŘEVĚNÝ
02	CHODBA	10,56	+2,900	KAMEN. DLAŽBA	MAĽBA	DŘEVĚNÝ
03	OBÝT. PROSTOR+KUCH.KOUT	31,40	+2,900	KAMEN. DLAŽBA	MAĽBA+KAMENINÝ	DŘEVĚNÝ
04	LOŽNICE	14,09	+2,900	KAMEN. DLAŽBA	MAĽBA	DŘEVĚNÝ
05	KOUPELNA+WC	7,42	+2,xxx	KAMEN. DLAŽBA	MAĽBA+KAMENINÝ	SDK
06	WC+SPRCHOVÝ KOUT	3,72	+2,xxx	KAMEN. DLAŽBA	MAĽBA+KAMENINÝ	SDK
07	TERASA	12,12		KAMEN. DLAŽBA		