



## Apartment Five-bedroom (6+1)

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

€ 1 962 371 | CZK 48 500 000





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 217 m <sup>2</sup>                 |
| Parking          | Garage parking space in the house. |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| PENB             | G                                  |
| Reference number | 42741                              |

This generously apportioned apartment with a well-equipped interior designed by a renowned studio is situated on the 3rd floor of a carefully renovated historic building with elegant common areas and an underground garage where 1 parking space is reserved for the apartment. The stately building is located in the city center on Dlouhá Street, near Republic Square, within walking distance of everything you need.

The area of the apartment is **over 200 sq. m.** and consists of 2 living rooms, a large kitchen with a dining room, 4 bedrooms, 3 bathrooms, 2 separate toilets, a hall, a utility room, a walk-in wardrobe, and an ironing area. The apartment can also be used as **2 separate units** (3-bedroom and 1-bedroom) with their own entrances.

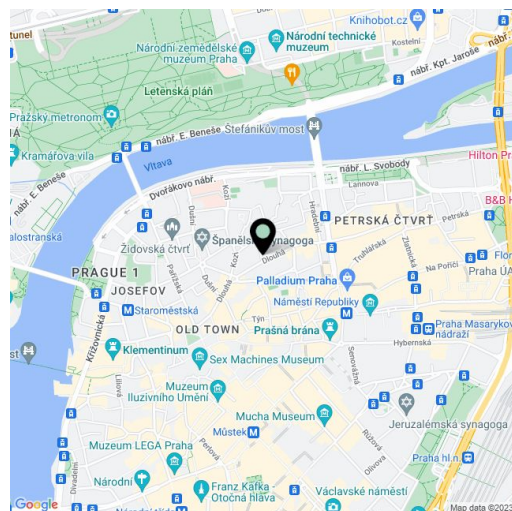
The interior equipment was custom-made using **superior materials**. The bespoke kitchen with a **marble worktop** and appliances from the **Miele, Liebherr, and Smeg** premium brands is from the **Martini Mobili** Italian luxury company. Floors are **solid oak**, and the ceilings, walls, and furniture are **hand-painted**. The bathroom boasts Italian **Devon Devon** sanitary ware and marble and onyx counters. Italian Rubelli fabrics were used on the upholstered furniture; the beds are from the **Vispring English brand**. Wooden casement windows can be shaded with interior **blackout blinds**. The apartment is guarded by a security system with an alarm and the building is equipped with a **reception desk**; a **garage parking space** is easily accessible on foot or by **elevator**. The apartment also includes a **cellar storage unit**.

The **Gourmet Pasáž Dlouhá Passage** is directly in the building with gourmet shops, a cafe, and a bistro. Other options for good food and shopping are in the immediate vicinity. A **theater, cinema, and sports center** are within walking distance. Mere steps lead to the metro, tram, and bus stops and you can quickly connect to the main road by car. The surrounding area also provides plenty of opportunities to relax in green spaces, such as **Lannova Park** or the **Za Svatyněmi Garden**. Letenské Sady Garden is just across the bridge.

Floor area 216,85 m<sup>2</sup>.

The subject of sale are two units, currently connected, according to the owner's declaration, maintained as an apartment (148.05 sq. m.) and a non-residential unit - studio (68.8 sq. m.).

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.