



## Apartment Two-bedroom (3+kk)

Sold

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

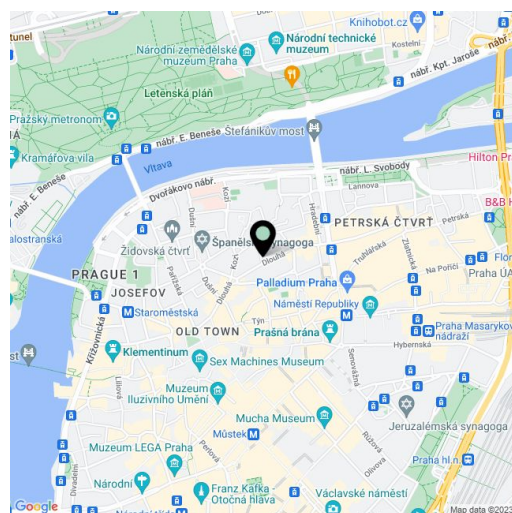




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Total area	151 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	-
Service price	6 370 CZK monthly
PENB	G
Reference number	35449



\* 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>.

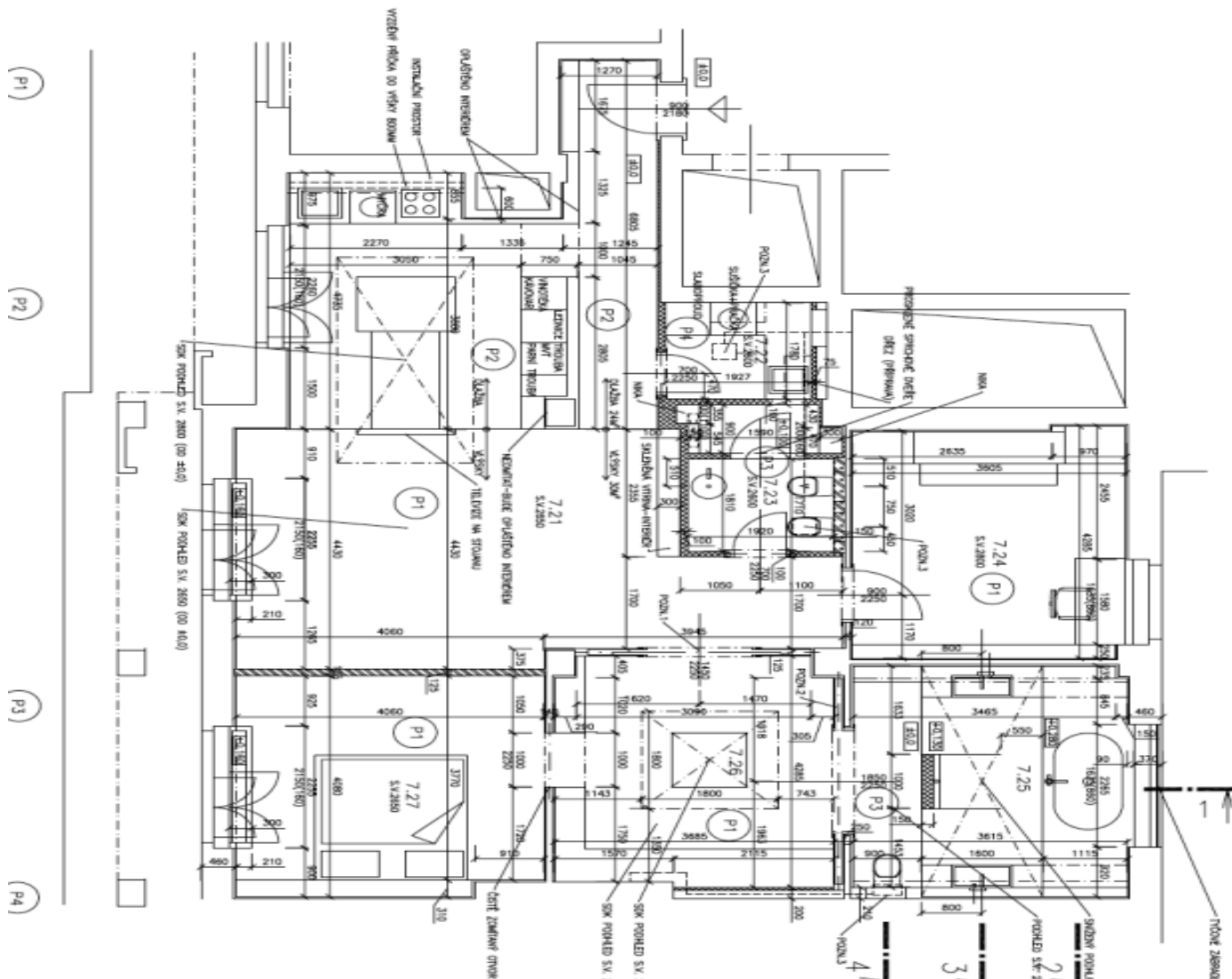
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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LEGENDA MÍSTNOSTI

Č.M.	MÍSTNOST	m <sup>2</sup>	PODLAHA	STĚNY	STŘOP	POZNAMKA
7.21	OBYTNÍ KUCHĚNÍ	33,70	ODBĚVA, KVSRY	OMÍTA, ROBOVNĚ	SK	
7.22	TECHNICKÁ MÍSTNOST	3,40	ODBĚVA	OMÍTA, STĚNA	SK	
7.23	KUCHYŇKA	4,80	ODBĚVA	OMÍTA, OBKLÁSKOVANÁ	SK, OIB	
7.24	PRACOVNA	15,30	KVSRY	OMÍTA, ROBOVNĚ	SK	
7.25	KOUPELNA	5,40	ODBĚVA	OMÍTA, OBKLÁSKOVANÁ, STĚNA, SK, OIB	SK, OIB	
7.26	SPALN.	15,40	KVSRY	OMÍTA, ROBOVNĚ	SK	
7.27	LOŽNICE	14,30	KVSRY	OMÍTA, ROBOVNĚ	SK	

LEGENDA MATERIÁLU

- PLOŠNĚ ČERTELÉ ŽIVO
- PORCELÁNŮV BR+H
- PORCELÁNŮV AKU 115
- SPOPCOVANĚNÍ 100mm, PROFIL 50x25x12,2mm

PRŮKLADY V PŘÍKAZĚCH - ZÁKLADOVÝMI A ŽIVÝSMI ČELIŠI NÍŽ DŘEVNÍ OTVORY NEBO PRŮKLADY PORCELÁNEM NA POSUVNĚMÍ DŘEVĚNÍ 110

POD.1 - PRO POSUVNĚ OTVĚRĚ POUŽITA ČELUŠE, POUŽITO DO ŽIVKA, DVOUKRÁJNĚ, ČERÝ  
 PŘÍKAZEM 1450X230, VANTĚK POUŽITA 80MM, TL. DVOUKRÁJNĚ ŽIV 12MM

POD.2 - PRO POSUVNĚ OTVĚRĚ POUŽITA ČELUŠE, POUŽITO DO ŽIVKA, DVOUKRÁJNĚ, ČERÝ  
 PŘÍKAZEM 1450X230, VANTĚK POUŽITA 80MM

POD.3 - VENTILÁTOR S VENTILÁTELNÝM DŮBĚHEM, VAPR. KLÍČEM (LUMOS)

