



Apartment Three-bedroom (4+1)

€ 2 363 309 | CZK 59 000 000

171 m², Prague 1, Nové Město, Purkyňova





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Total area	184 m ²
Floor area*	171 m ²
Loggia	13 m ²
Parking	2 garage parking spaces available for purchase for 3 million CZK
Garage	Yes
Cellar	Yes
PENB	C
Reference number	103486

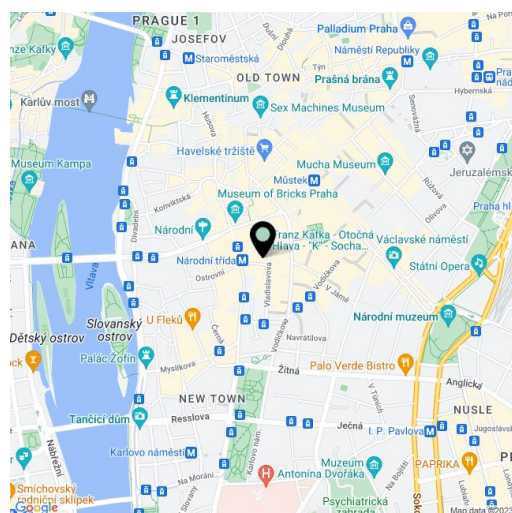
This superior air-conditioned duplex apartment with 3 loggias, high-end equipment, and designer furniture is part of the unique QUADRIO complex with in-house services, security, an elevator, and an underground garage, where 2 spaces are reserved for the apartment. An attractive place right in the city center with everything you need within a short walking distance. The residence also has direct access to a metro station (line B).

The entrance level (1st floor of the building) consists of an airy living room with a **loggia**, a glass wall connecting to a kitchen with a dining area, and a **second loggia**, as well as a **walk-in wardrobe** with technical facilities, a separate toilet, and a foyer. On the upper floor (2nd floor of the building), there is a gallery with a sitting area and a **work corner**, a master bedroom with an en-suite bathroom (shower, toilet), a second bedroom, a central bathroom (bathtub, bidet, toilet), and a **loggia** shared by both bedrooms.

Designed by the renowned **Cigler Marani Architects** studio, the residence with only 18 units was completed in 2014. The apartment's **high-end amenities** include a **Poggenpohl** kitchen with **Miele** appliances, **wooden floors**, **air-conditioning**, large-format windows with blinds, German-made furniture, an abundance of built-in wardrobes, and ingenious storage spaces. The entrance door is security with a **videophone**. Central heating. It is possible to purchase 2 garage parking spaces for 3 million CZK. Residents can use a **bike shed/pram room**.

In front of the residence is a small square with **outdoor seating** and restaurants with gardens. An excellent location on the border of the **Old and New towns**, just a few steps from **the National Theater and the Vltava embankment**, close to the Na Příkopě pedestrian zone, **Franciscan Garden**, and Wenceslas Square. The Národní třída metro station and tram stop are right next to the building.

Floor area 166.51 m², loggia total 12.61 m² (6.47 m² and 2 x 3.07 m²).



* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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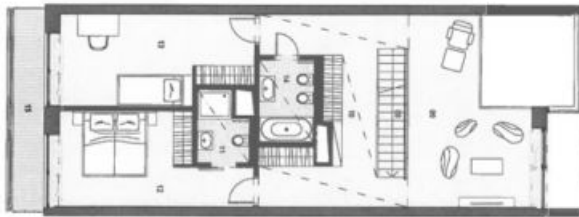
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Byt je v nově vybudované rezidenci. Jde o výhled 2,8 m v rámci
Národního územního plánování a jehož výhled je na jihu. Zpracování výhledu a výhledu
akce, kudyňská síň, věnování společenství, majitelé mohou rozhodnout, zda byt
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akce, kudyňská síň, věnování společenství, majitelé mohou rozhodnout, zda byt



1. PATRO
VSTUPNÍ PODLAŽÍ



2. PATRO
HORNÍ PODLAŽÍ

QUADRIO REZIDENCE
MEZONETOVÝ BYT
3+KK / 171,45 m²



Vstupní podlaží

01 Chodba	9,39 m ²
02 Šatna	3,85 m ²
03 Obýv. pokoj + kuch. k.	62,64 m ²
04 Uložný prostor	2,69 m ²
05 WC	2,72 m ²
Užitná plocha vstupního podlaží	81,29 m²

Horní podlaží

08 Schodiště	3,74 m ²
09 Galerie	21,69 m ²
10 Chodba	18,00 m ²
11 Koupelna	3,50 m ²
12 Ložnice	16,00 m ²
13 Ložnice	17,55 m ²
14 Koupelna	4,74 m ²
Užitná plocha horního podlaží	85,22 m²
Celková užitná plocha bytu	166,51 m²
Celková plocha bytu	171,45 m²

Lodžie

06 Lodžie	3,07 m ²
07 Lodžie	3,07 m ²
15 Lodžie	6,47 m ²
Plocha teras a lodžii	12,61 m²