



## Apartment Three-bedroom (4+1)

Ask for price

171 m<sup>2</sup>, Prague 1, Nové Město, Purkyňova





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Total area	184 m <sup>2</sup>
Floor area*	171 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	103486

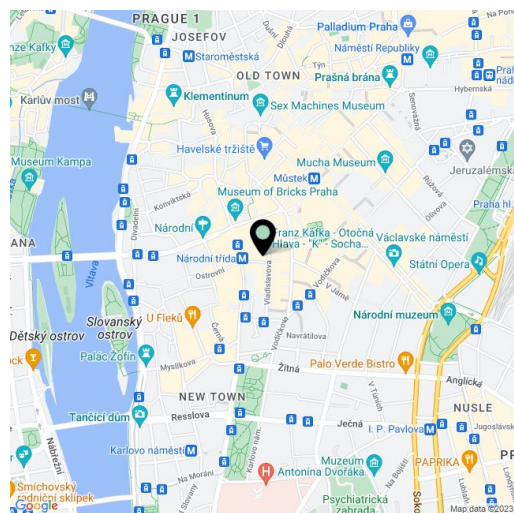
This superior air-conditioned duplex apartment with 3 loggias, high-end equipment, and designer furniture is part of the unique QUADRIO complex with in-house services, security, an elevator, and an underground garage, where 2 spaces are reserved for the apartment. An attractive place right in the city 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. The apartment comes with **2 garage spaces**. 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 m<sup>2</sup>, loggia total 12.61 m<sup>2</sup> (6.47 m<sup>2</sup> and 2 x 3.07 m<sup>2</sup>).



\* 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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Všchna uvedená opatření (Zákon č. 220/2017 Sb. v AZN/ÚH) a podmínky se vztahují pouze na jednotkové ceny, zohledněné výše uvedeným nábytkem, vstředkami a jinými vybaveními. Všechny podmínky a podmínky se vztahují pouze na jednotkové ceny. Všechny podmínky se vztahují pouze na jednotkové ceny. Všechny podmínky se vztahují pouze na jednotkové ceny.



QUADRIO REZIDENCE

## MEZONETOVÝ BYT

3+KK / 171,45 m<sup>2</sup>

<b>Vstupní podlaží</b> 01 Chodba 9,39 m <sup>2</sup> 02 Sárna 3,85 m <sup>2</sup> 03 Obýv. pokoj + kuch. k. 62,64 m <sup>2</sup> 04 Uložný prostor 2,69 m <sup>2</sup> 05 WC 2,72 m <sup>2</sup> Úžitná plocha vstupního podlaží 81,29 m <sup>2</sup>		
<b>Horní podlaží</b> 08 Schodiště 3,74 m <sup>2</sup> 09 Galerie 21,69 m <sup>2</sup> 10 Chodba 18,00 m <sup>2</sup> 11 Koupelna 3,50 m <sup>2</sup> 12 Ložnice 16,00 m <sup>2</sup> 13 Ložnice 17,55 m <sup>2</sup> 14 Koupelna 4,74 m <sup>2</sup> Úžitná plocha horního podlaží 85,22 m <sup>2</sup> Celková užitná plocha bytu 166,51 m <sup>2</sup> <b>Celková plocha bytu 171,45 m<sup>2</sup></b>		
<b>Lodžie</b> 06 Lodžie 3,07 m <sup>2</sup> 07 Lodžie 3,07 m <sup>2</sup> 15 Lodžie 6,47 m <sup>2</sup> Plocha teras a lodžii 12,61 m <sup>2</sup>		