



Apartment Two-bedroom (3+1)

Rented

171 m², Praha 1, Nové Město, Purkyňova





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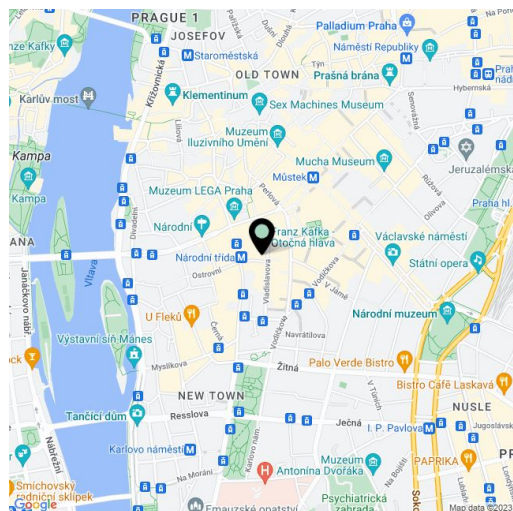
Total area	184 m ²
Floor area*	171 m ²
Balcony	13 m ²
Parking	Two garage parking spaces included
Garage	Yes
Cellar	-
PENB	C
Reference number	29503
Available from	Immediately

This luxurious 2-bedroom 2-bathroom split-level flat with 3 balconies boasts top standard equipment and design furniture, on the first floor of a modern building, part of the multipurpose QUADRIO complex.

Conveniently located in the very city center with full amenities within instant reach, 100 m from Národní třída metro station (line B) and tram links, just a few minutes' walk to Wenceslas Square. Building amenities include underground garage parking and security.

The lower level features a living room with a balcony and storage, a fully fitted Poggenpohl kitchen with dining area and a balcony, walk-in closet with utility area, a guest toilet, and entrance hall. The upper floor includes a spacious open gallery / lounge with study area, master bedroom with an ensuite bathroom (walk-in shower, toilet), second bedroom, a shared balcony, and family bathroom (bathtub, bidet, toilet).

Air-conditioning, German furniture, built-in wardrobes and storage, large format windows, **solid wood floors**, tiles, security entry door, roller blinds, central heating, adjustable beds, sofa bed, washer & dryer, Miele kitchen appliances, kitchenware, TV, video entry phone, garden furniture, lift, bike / pram storage. **Two garage parking spaces** available. Service charges (incl. security), water and heating around CZK 10,000 per month. Electricity is billed separately.



* 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.



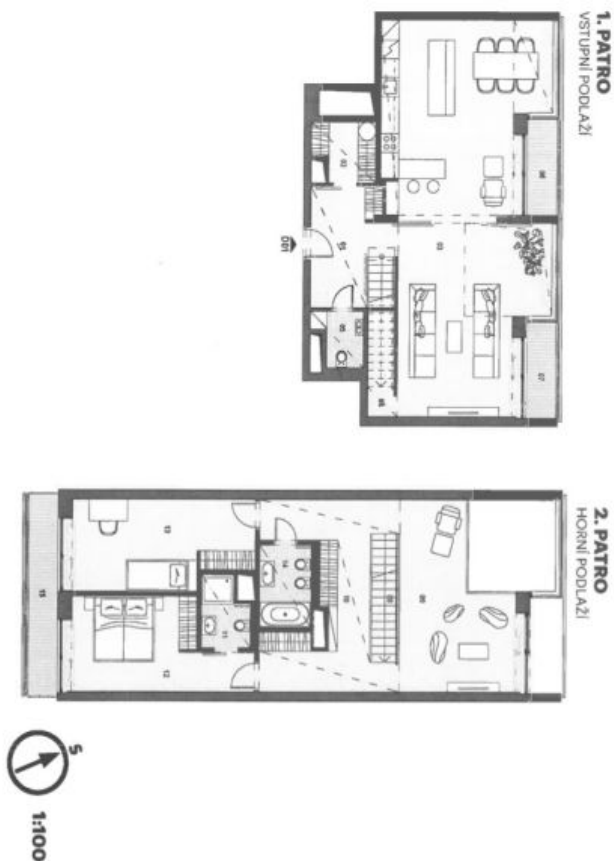
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Vstupní podlaží

- 01 Chodba 9,39 m²
- 02 Sazna 3,85 m²
- 03 Obýv. pokoj + kuch. k. 62,64 m²
- 04 Uložný prostor 2,69 m²
- 05 WC 2,72 m²

Užitná plocha vstupního podlaží 81,29 m²

Horní podlaží

- 08 Schodiště 3,74 m²
- 09 Galerie 21,69 m²
- 10 Chodba 18,00 m²
- 11 Koupelna 3,50 m²
- 12 Ložnice 16,00 m²
- 13 Ložnice 17,55 m²
- 14 Koupelna 4,74 m²

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 m²
- 07 Lodžie 3,07 m²
- 15 Lodžie 6,47 m²

Plocha teras a lodžii 12,61 m²