



Apartment One-bedroom (2+kk)

Sold

60.4 m², Prague 1, Nové Město, Purkyňova





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Total area	68 m ²
Floor area*	60 m ²
Loggia	7 m ²
Parking	A large garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	103485

This air-conditioned apartment with 2 loggias and a parking space is located on the 1st floor of the Quadrio Residence, a modern building with security and garages, in the very center of Prague. An ideal pied-à-terre where everything the city has to offer is within a few minutes' walk. From stylish cafes on the Vltava embankment, top restaurants in picturesque corners of New and Old Town, chic bars, to the latest performances in the National and other theaters.

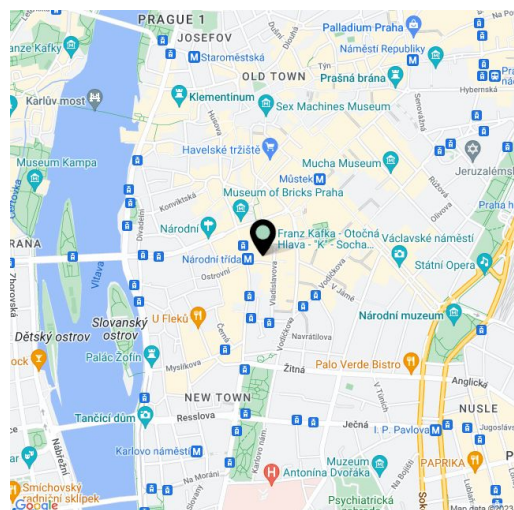
The interior of the apartment consists of a living room with a fully equipped kitchenette, dining area, and loggia, a bedroom with a second loggia and an adjoining bathroom (bathtub, toilet), a guest toilet, a laundry/storage room, and an entrance hall.

The equipment includes large-format aluminum windows, wooden floors, air-conditioning, window blinds, and security doors. The kitchen is equipped with AEG appliances. Central heating. The purchase price includes a cellar and an XL garage parking space.

The Residence Quadrio building, designed by the architects Jakub Cigler and Vincent Marani, was completed in 2014. It is located in a place that is a major public transport hub. The Národní třída metro station (line B) with tram stops is next to the building, and the Můstek metro station (line A), is a few minutes' walk away. The neighborhood with full civic amenities in the immediate vicinity offers a wide selection of restaurants and cafes. Cultural enjoyment is possible in several theaters and galleries.

Floor area 60.4 m², two loggias totaling 7.4 m², cellar.

The apartment is rented at market rent until the end of August 2024.



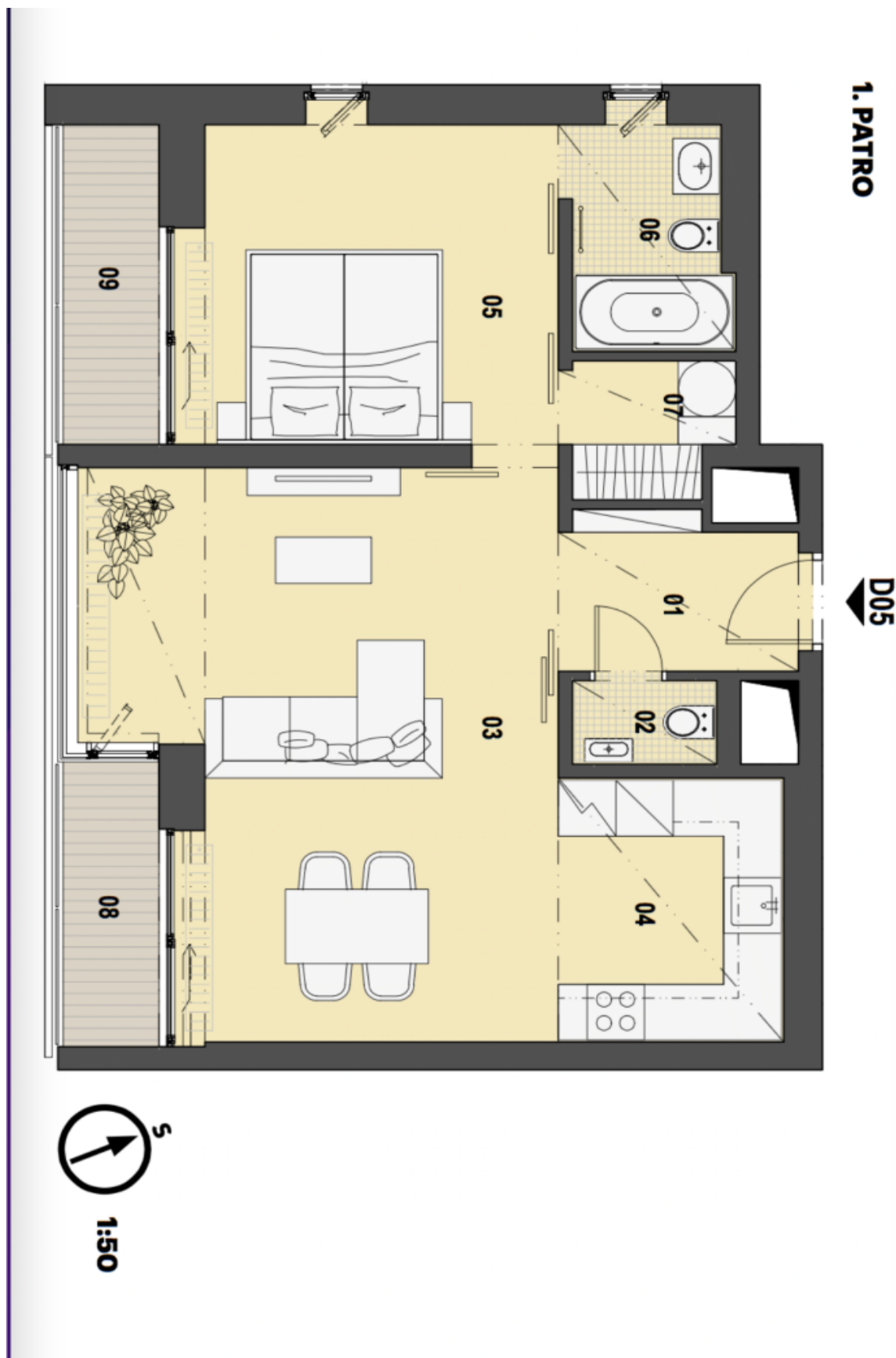
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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QUADRIO REZIDENCE

Poř.č.	Místnost	Výměra v m ²
01	Chodba	4,20 m ²
02	WC	1,50 m ²
03	Obývací pokoj	27,00 m ²
04	Kuchyně	7,20 m ²
05	Ložnice	13,60 m ²
06	Koupelna	4,40 m ²
07	Komora	2,50 m ²
	Celkem	60,40 m²
08	Lodžie	3,50 m ²
09	Lodžie	3,90 m ²