



Apartment Two-bedroom (3+1)

Rented

117 m², Praha 1, Nové Město, Jungmannova





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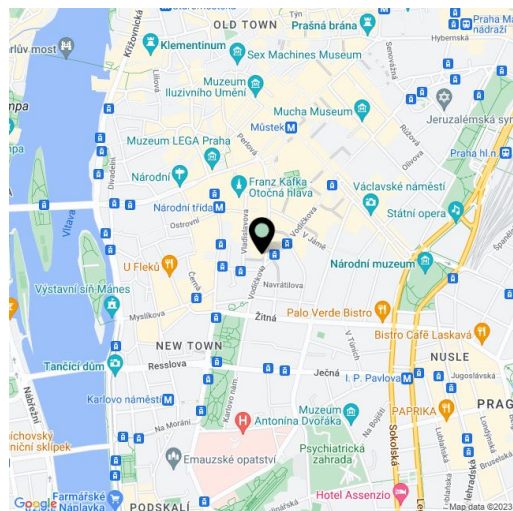
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Total area	173 m ²
Floor area*	117 m ²
Terrace	56 m ²
Parking	-
Cellar	-
PENB	G
Reference number	27599
Available from	Immediately

Benefiting from a prime central location, a 56 m² terrace and direct access from the lift, this brand new 2-bedroom 2-bathroom flat is situated on the sixth top floor of a historic building which was completely rebuilt and modernized incl. a meticulously preserved original 1920s Art Deco facade and an internal passage connecting Jungmannova street with Purkyňova and Vladislavova streets. The front facade in the style of German Expressionism was designed by architects Viktor Lampl and Otto Fuchs. This unique multifunctional building is located in the financial and commercial center of Prague just moments from the new Quadrio shopping mall, with excellent access by public transport, just minutes from Národní třída metro station (line B) and tram line hub as well as Můstek (lines A, B) metro. Wide range of amenities and services available in close vicinity, quiet despite the central location.

The interior features living room with dining area, a fully fitted kitchen, two separate bedrooms, shower bathroom with toilet, bathroom with bath, bidet and toilet, and entrance hall. The terrace is accessible from all main rooms.

Air-conditioning, high standard materials and finishes, **oak floors**, tiles, oversized floor-to-ceiling windows, heated bathroom floors, thermally insulated double glazed windows, independent gas boiler, **granite kitchen worktop**, dishwasher, induction cooktop, microwave oven, alarm, video entry phone, chip entry to the building. Can be furnished at a higher rent. Common building charges and deposit for utilities are billed separately. Interior 116.76 m². Terrace 56.66 m².



* 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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TABULKA MÍSTNOSTÍ - 7.NP			
č. m.	NÁZEV MÍSTNOSTI	m ²	m ²
7.01	SCHODIŠTĚ	6,58	
7.02	SCHODIŠTĚ	8,77	
7.03	BRŮ (bez terasy)	116,76	
7.03a	OKOUBA	12,05	
7.03b	WC	2,27	
7.03c	KUCHĚNĚ	9,74	
7.03d	JEDLNA	22,03	
7.03e	OBRAZOVÝ POKOJ	20,84	
7.03f	OKOUBA	7,59	
7.03g	LOŽNICE	13,65	
7.03h	LOŽNICE	16,31	
7.03i	KOUPELNA	4,27	
7.03j	KOUPELNA	7,70	
7.04	BRŮ (bez terasy)	56,66	
7.04a	OKOUBA	187,84	
7.04b	KOUPELNA	25,72	
7.04c	KOUPELNA	1,73	
7.04d	PRACOVNA	15,63	
7.04e	OBRAZOVÝ POKOJ	34,15	
7.04f	LOŽNICE	24,01	
7.04g	KOUPELNA	8,87	
7.04h	OKOUBA	9,40	
7.04i	JEDLNA	14,84	
7.04j	KUCHĚNĚ	15,85	
7.04k	SNĚM	4,87	
7.04l	LOŽNICE	24,90	
7.04m	KOUPELNA	7,88	
7.04n	TERASA	13,08	
CELKEM (s terasami, bez výškových schodů)		389,78	
V1 VÝŠKOVÁ ŠACHTA		2,63	
V2 VÝŠKOVÁ ŠACHTA		2,93	
TOTAL FLATS WITH TERRACES		374,44	
TOTAL FLATS WITHOUT TERRACES			304,70