



Apartment Four-bedroom (5+1)

€ 3 559 | CZK 90 000

188 m², Praha 1, Nové Město, Jungmannova





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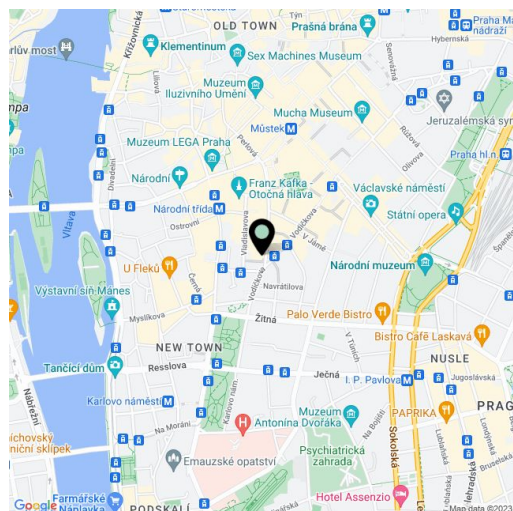
188 m², Praha 1, Nové Město, Jungmannova

| | |
|------------------|---|
| Total area | 201 m ² |
| Floor area* | 188 m ² |
| Terrace | 13 m ² |
| Parking | - |
| Cellar | - |
| Service price | Deposit for common building charges and water CZK 6,500/month. Electricity and gas - transferred to the tenant. |
| PENB | Not required |
| Reference number | 27607 |
| Available from | Immediately |

Benefiting from a prime central location, a 13 m² courtyard terrace, and direct access from the elevator, this attic apartment is situated on the 6th topmost floor of a historic building which was completely rebuilt and modernized incl. a meticulously preserved original 1920s Art Deco facade and an interior 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, minutes from the from Národní třída metro station (line B) and tram line hub as well as Můstek (lines A, B) metro. A wide range of amenities and services available in close vicinity, quiet despite the central location.

The interior features an attractive living room, a dining room (could be a study or guest bedroom), a fully fitted kitchen, three separate bedrooms, a full en-suite bathroom, a second en-suite bathroom with a bathtub, bidet, and toilet, a walk-in closet, a guest toilet, and an entrance hall. The terrace is accessible from the living room, dining room, and one bedroom.

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.



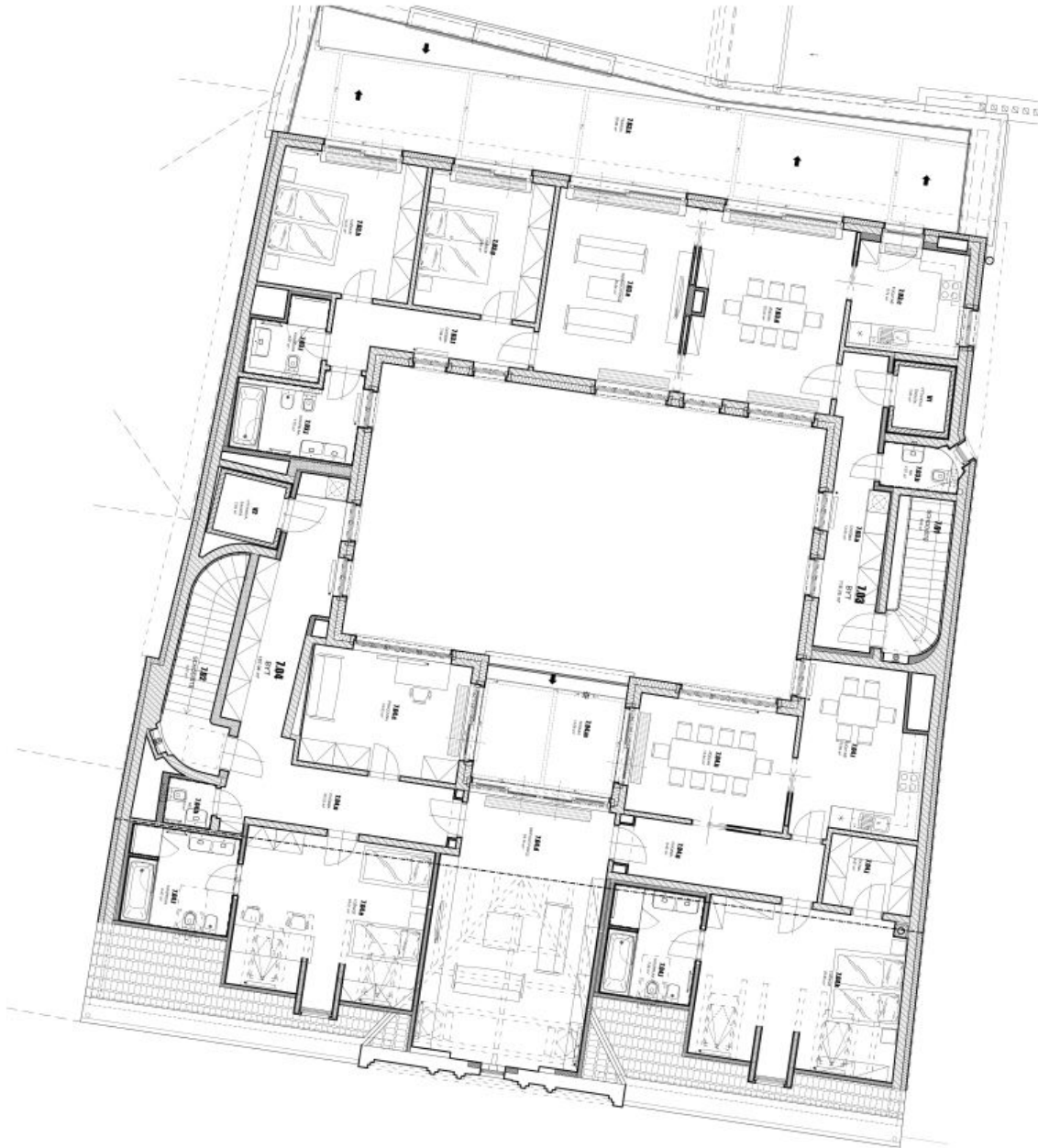
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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| TABULKA MÍSTNOSTÍ - 7.NP | | | |
|--|-------------------|----------------|----------------|
| č. NP | NÁZEV MÍSTNOSTI | m ² | m ² |
| 7.01 | SCHODIŠTĚ | 6,58 | |
| 7.02 | SCHODIŠTĚ | 8,77 | |
| 7.03 | BRNĚ (bez terasy) | 116,76 | |
| 7.03a | OKOUBA | 12,05 | |
| 7.03b | WC | 2,27 | |
| 7.03c | KUCHYNĚ | 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 | TERASA | 56,66 | |
| 7.04a | BRNĚ (bez terasy) | 187,84 | |
| 7.04b | OKOUBA | 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 | KUCHYNĚ | 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 částí) | | 389,78 | |
| V1 VÝŠKOVÁ ČÁSTĚA | | 2,63 | |
| V2 VÝŠKOVÁ ČÁSTĚA | | 2,93 | |
| TOTAL FLATS WITH TERRACES | | 374,44 | |
| TOTAL FLATS WITHOUT TERRACES | | | 304,70 |