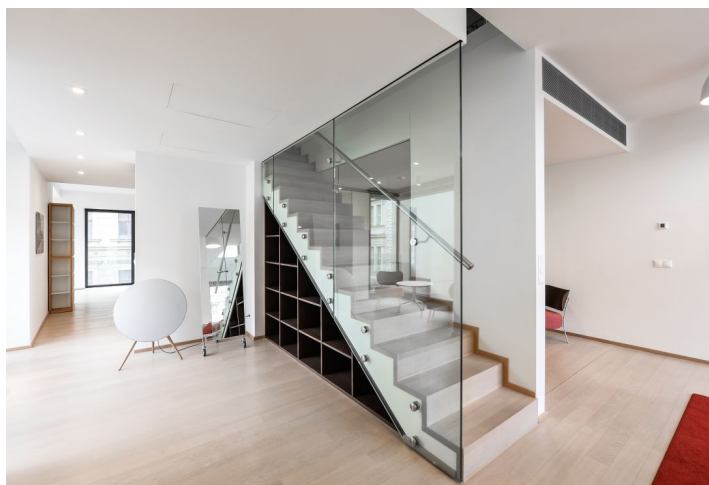




Apartment Three-bedroom (4+1)

Rented

192 m², Praha 1, Nové Město, Purkyňova





Apartment Three-bedroom (4+1)

Rented

192 m², Praha 1, Nové Město, Purkyňova

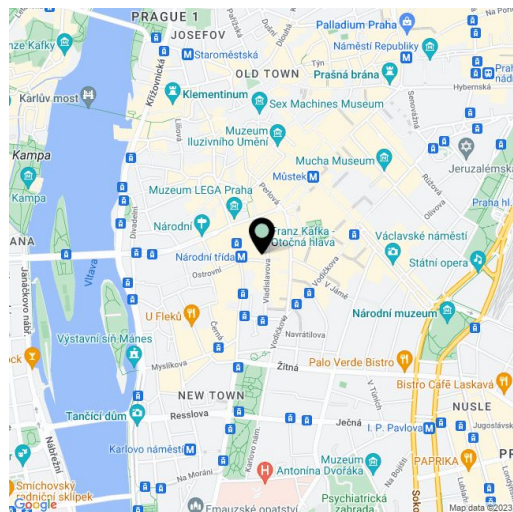
Total area	238 m ²
Floor area*	192 m ²
Balcony	18 m ²
Terrace	28 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges (incl. security), water, electricity, and heating CZK 32,700/month.
PENB	C
Reference number	28170
Available from	Immediately

Exceptional, fully furnished split-level apartment with a 28 sq. m. terrace and 4 balconies, on the 3rd floor of a modern building, part of the QUADRIO multipurpose building.

Conveniently located in the very city center with full amenities within instant reach, 100 m from the 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 interior features, on the lower level, a spacious living room, a fully fitted kitchen with a dining area, a guest toilet, an entrance hall, and **four balconies**. The upper floor offers a master bedroom with an en-suite bathroom, two more bedrooms, a family bathroom, a fitted **walk-in closet**, a gallery equipped as a study, and a **terrace** surrounding the whole perimeter.

Top quality equipment and finishes, Italian furniture, plenty of built-in storage, large-format windows, **hardwood floors**, tiles, security entry door, cooling system, automatic blackout roller blinds, central heating, washer, dryer, Miele kitchen appliances, TV, video entry phone, **basement storage unit**, elevator, bike/pram storage. **One garage parking** space included in the rent.



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



Apartment Three-bedroom (4+1)

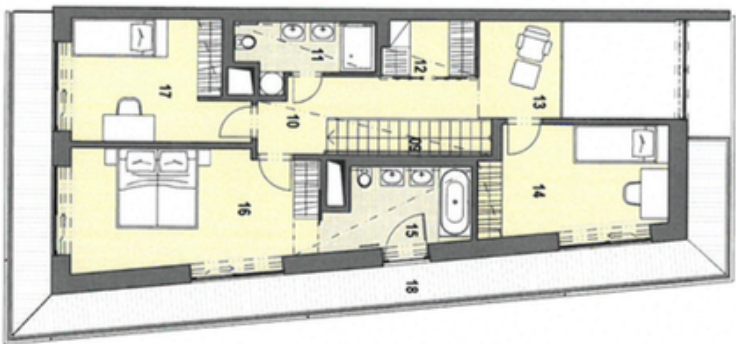
Rented

192 m², Praha 1, Nové Město, Purkyňova

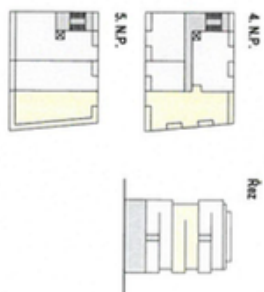
Číslo: 192/2024/001
 Stavba: 192/2024/001
 Účel: 192/2024/001
 Podlaží: 192/2024/001
 Plocha: 192/2024/001
 Objem: 192/2024/001
 Výška: 192/2024/001
 Výhled: 192/2024/001
 Orientace: 192/2024/001
 Podlaží: 192/2024/001
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 Objem: 192/2024/001
 Výška: 192/2024/001
 Výhled: 192/2024/001
 Orientace: 192/2024/001



4. N.P.
vstupní podlaží/entrance floor



5. N.P.
horní podlaží/first floor



Entrance floor	Hall	16.03 m ²
	WC	2.09 m ²
	Living room	41.71 m ²
	Kitchen	42.86 m ²
Entrance floor area		102.69 m ²
First floor	Staircase	3.74 m ²
	Corridor	7.71 m ²
	Bathroom	4.84 m ²
	Dressing room	3.35 m ²
	Gallery	6.46 m ²
	Bedroom	13.17 m ²
	Bathroom	7.27 m ²
	Master bedroom	19.99 m ²
	Bedroom	13.70 m ²
First floor area		79.83 m ²
Total floor area		182.52 m ²
Great building area*		192.35 m ²
Balcony	Balcony	6.68 m ²
	Balcony	3.08 m ²
	Balcony	3.08 m ²
	Balcony	4.51 m ²
	Balcony	26.03 m ²
Total balcony area		43.38 m ²

* Total floor area plus area under the walk