



## Apartment Two-bedroom (3+1)

Rented

117 m<sup>2</sup>, Prague 1, Nové Město, Jungmannova

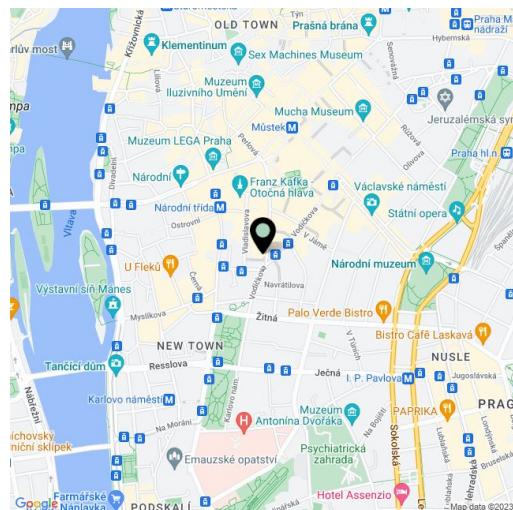




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|                  |                    |
|------------------|--------------------|
| Total area       | 173 m <sup>2</sup> |
| Floor area*      | 117 m <sup>2</sup> |
| Terrace          | 56 m <sup>2</sup>  |
| Parking          | -               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



\* 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.

**Benefiting from a prime central location, a 56 m<sup>2</sup> 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 m<sup>2</sup>. Terrace 56.66 m<sup>2</sup>.**



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TABULKU MÍSTNOSTÍ - 7.NP

| č.m.  | NAZEV MÍSTNOSTI                          | m <sup>2</sup> | m <sup>2</sup> |
|-------|--|----------------|----------------|
| 7.01  | SCHOUŘE                                  | 6,58           |                |
| 7.02  | SCHOUŘE                                  | 8,77           |                |
| 7.03  | BYT (bez terasy)                         | 116,76         |                |
| 7.03a | OMOBA                                    | 12,05          |                |
| 7.03b | ME                                       | 2,57           |                |
| 7.03c | KUCHYNĚ                                  | 9,74           |                |
| 7.03d | DELNA                                    | 22,03          |                |
| 7.03e | OMOBA                                    | 20,84          |                |
| 7.03f | OMOBA                                    | 7,59           |                |
| 7.03g | OMOBA                                    | 13,55          |                |
| 7.03h | OMOBA                                    | 16,31          |                |
| 7.03i | OMOBA                                    | 4,27           |                |
| 7.03j | KOFLIMA                                  | 7,70           |                |
| 7.03k | TERASA                                   | 56,66          |                |
| 7.04  | BYT (bez terasy)                         | 187,94         |                |
| 7.04a | OMOBA                                    | 25,72          |                |
| 7.04b | KOFLIMA                                  | 1,73           |                |
| 7.04c | PRACOVNA                                 | 15,03          |                |
| 7.04d | OMOBA                                    | 34,15          |                |
| 7.04e | LOINCE                                   | 24,01          |                |
| 7.04f | KOFLIMA                                  | 8,47           |                |
| 7.04g | OMOBA                                    | 9,40           |                |
| 7.04h | DELNA                                    | 14,94          |                |
| 7.04i | KUCHYNĚ                                  | 15,55          |                |
| 7.04j | Sauna                                    | 4,97           |                |
| 7.04k | OMOBA                                    | 25,89          |                |
| 7.04l | KOFLIMA                                  | 7,85           |                |
| 7.04m | TERASA                                   | 13,08          |                |
|       | CELKEM (s terasami, bez výbavových boxů) | 389,78         |                |
| V1    | VÝHOOVÁ ŠAHTA                            | 2,63           |                |
| V2    | VÝHOOVÁ ŠAHTA                            | 2,93           |                |
|       | TOTAL FLATS WITH TERRACES                | 374,44         |                |
|       | TOTAL FLATS WITHOUT TERRACES             | 304,70         |                |