



Apartment Two-bedroom (3+1)

171 m², Prague 1, Nové Město, Purkyňova

Rented





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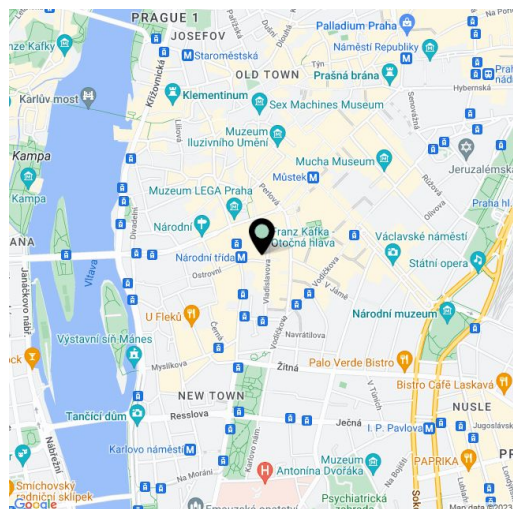
Total area	184 m²
Floor area*	171 m²
Balcony	13 m²
Parking	Two garage parking spaces included
Garage	Yes
Cellar	-
PENB	C
Reference number	29503
Available from	Immediately

This luxurious 2-bedroom 2-bathroom split-level flat with 3 balconies boasts top standard equipment and design furniture, on the first floor of a modern building, part of the multipurpose QUADRIO complex.

Conveniently located in the very city center with full amenities within instant reach, 100 m from 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 lower level features a living room with a balcony and storage, a fully fitted Poggenpohl kitchen with dining area and a balcony, walk-in closet with utility area, a guest toilet, and entrance hall. The upper floor includes a spacious open gallery / lounge with study area, master bedroom with an en-suite bathroom (walk-in shower, toilet), second bedroom, a shared balcony, and family bathroom (bathtub, bidet, toilet).

Air-conditioning, German furniture, built-in wardrobes and storage, large format windows, **solid wood floors**, tiles, security entry door, roller blinds, central heating, adjustable beds, sofa bed, washer & dryer, Miele kitchen appliances, kitchenware, TV, video entry phone, garden furniture, lift, bike / pram storage. **Two garage parking spaces** available. Service charges (incl. security), water and heating around CZK 10,000 per month. Electricity is billed separately.



* 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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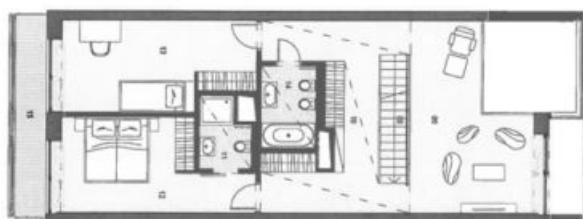


QUADRIO
REZIDENCE

Bytová jednotka v přízemí rezidence 2. etáž, výška 2,80 m v přízemí.
Nájemní smlouva je uzavřena na dobu neurčitou, s možností ukončení smlouvy po dobu 12 měsíců předem.
Bytová jednotka je vybavena kuchyní, koupelnou, ložnicí, obývacím pokojem, balkonem a terasou.
Bytová jednotka je vybavena moderními nábytkem a vybavením.



1. PATRO
VSTUPNÍ PODLAŽÍ



2. PATRO
HORNÍ PODLAŽÍ



QUADRIO REZIDENCE
MEZONETOVÝ BYT
3+KK / 171,45 m²



Vstupní podlaží

01 Chodba	9,39 m²
02 Šatna	3,85 m²
03 Obýv. pokoj + kuch. k.	62,64 m²
04 Uložný prostor	2,69 m²
05 WC	2,72 m²
Užitná plocha vstupního podlaží	81,29 m²

Horní podlaží

08 Schodiště	3,74 m²
09 Galerie	21,69 m²
10 Chodba	18,00 m²
11 Koupelna	3,50 m²
12 Ložnice	16,00 m²
13 Ložnice	17,55 m²
14 Koupelna	4,74 m²
Užitná plocha horního podlaží	85,22 m²
Celková užitná plocha bytu	166,51 m²
Celková plocha bytu	171,45 m²

Lodžie

06 Lodžie	3,07 m²
07 Lodžie	3,07 m²
15 Lodžie	6,47 m²
Plocha teras a lodžii	12,61 m²