



## Apartment Three-bedroom (4+1)

Ask for price

171 m², Prague 1, Nové Město, Purkyňova





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Total area	184 m <sup>2</sup>
Floor area*	171 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	103486

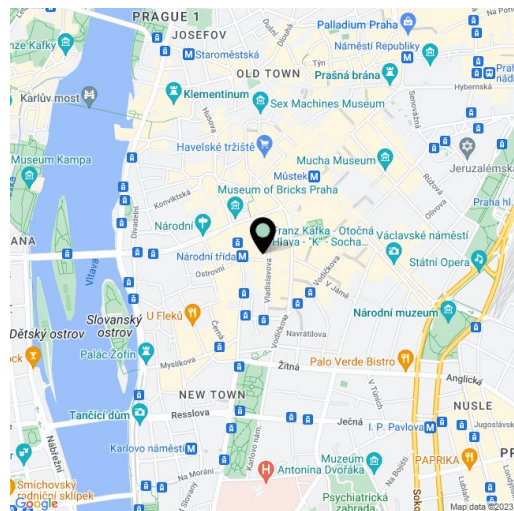
This superior air-conditioned duplex apartment with 3 loggias, high-end equipment, and designer furniture is part of the unique QUADRIO complex with in-house services, security, an elevator, and an underground garage, where 2 spaces are reserved for the apartment. An attractive place right in the city center with everything you need within a short walking distance. The residence also has direct access to a metro station (line B).

The entrance level (1st floor of the building) consists of an airy living room with a **loggia**, a glass wall connecting to a kitchen with a dining area, and a **second loggia**, as well as a **walk-in wardrobe** with technical facilities, a separate toilet, and a foyer. On the upper floor (2nd floor of the building), there is a gallery with a sitting area and a **work corner**, a master bedroom with an en-suite bathroom (shower, toilet), a second bedroom, a central bathroom (bathtub, bidet, toilet), and a **loggia** shared by both bedrooms.

Designed by the renowned **Cigler Marani Architects** studio, the residence with only 18 units was completed in 2014. The apartment's **high-end amenities** include a **Poggenpohl** kitchen with **Miele** appliances, **wooden floors**, **air-conditioning**, large-format windows with blinds, German-made furniture, an abundance of built-in wardrobes, and ingenious storage spaces. The entrance door is security with a **videophone**. Central heating. The apartment comes with **2 garage spaces**. Residents can use a **bike shed/pram room**.

In front of the residence is a small square with **outdoor seating** and restaurants with gardens. An excellent location on the border of the **Old and New towns**, just a few steps from **the National Theater and the Vltava embankment**, close to the Na Příkopě pedestrian zone, **Franciscan Garden**, and Wenceslas Square. The Národní třída metro station and tram stop are right next to the building.

Floor area 166.51 m<sup>2</sup>, loggia total 12.61 m<sup>2</sup> (6.47 m<sup>2</sup> and 2 x 3.07 m<sup>2</sup>).



\* 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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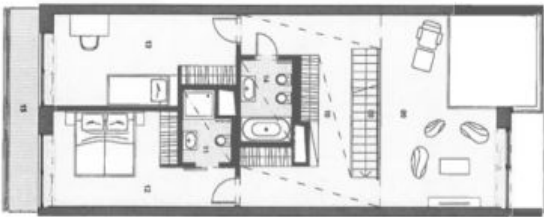
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Stavba veškeré výplň místností (2. a 3. patro, 2.6 m v arkádě),  
včetně kuchyně, koupelny, ložnic a dětských pokojů, je dokončena a připravena na obyvání.  
Všechny místnosti mají výhled na zelenou a do parku. Všechny místnosti jsou vybaveny  
moderními nábytkem a vybavením. Všechny místnosti mají výhled na zelenou a do parku.  
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1. PATRO  
VSTUPNÍ PODLAŽÍ



2. PATRO  
HORNÍ PODLAŽÍ

MEZONETOVÝ BYT  
3+KK / 171,45 m²



Vstupní podlaží

01 Chodba	9,39 m²
02 Sálka	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