



Apartment Three-bedroom (4+kk)

Ask for price

97.3 m², Prague 4, Nusle, Lumírova



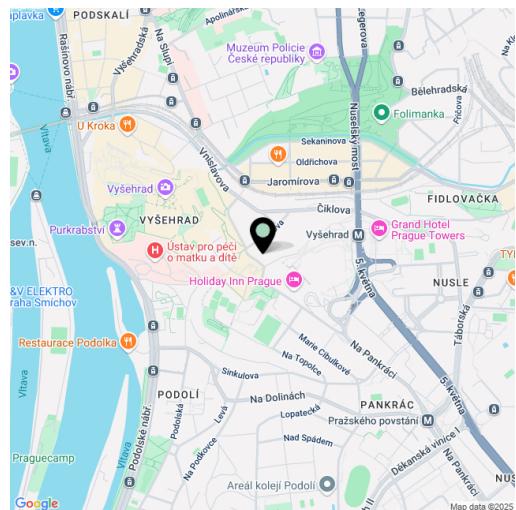


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Total area	139 m ²
Floor area*	97 m ²
Terrace	42 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	104797



* 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.

Premium duplex apartment with a stunning terrace offering postcard views of Prague Castle and the Basilica of St. Peter and Paul is located on the 2nd and 3rd floors of the new residence, created under the baton of the Czech studio, in a quiet green corner on the border of Prague 2 and 4, near the walls surrounding magical Vyšehrad, associated with many legends and the beginnings of Czech history. In the middle of a full range of civic amenities, but still with enough peace and privacy, a few steps from a metro station.

On the entry level is an entrance hall, 1 bedroom, a study, a bathroom (with a walk-in shower) and a separate toilet. In the upper part of the apartment is a bright and airy living room with preparation for the kitchen, a bedroom, a hallway and a bathroom with a large shower and toilet. A **more than 40-meter terrace with breathtaking views of Prague's landmarks stretches along the entire length of the apartment.**

The investor allows the apartment to be purchased either in its current state or in so-called shell & core, or **fully completed** based on your **individual requirements**. The investor's top implementation team in cooperation with the Konzepti studio is ready to provide clients with unlimited care and assistance for the completion of the interior. The building in a **timeless design** is equipped with an **elevator**, while the heating and **cooling** of the apartments is handled centrally. The unit includes a **cellar storage cubicle** and it is possible to purchase a **garage parking space**.

The residence is located in an **exceptional area**. Residents will enjoy the neighboring **Vyšehrad parks** and all nearby amenities. There is a massage studio right in the building and it is possible to walk to the **Výtoň embankment** in just a short time. Many great restaurants and cafes, a **sports complex, a wellness center**, and the Prague Congress Center, where cultural events are held, are in the immediate vicinity of the residence located almost next to the Vyšehrad metro station. There are also tram stops within walking distance.

Floor area 97.3 m², terrace 41.8 m².

The price of the unit is for the condition with standards from 2002, or in a condition of white walls, if the interested party requests it. Visualizations serve as inspiration for possible completion under the guidance of the project's architect.

For more information please contact our office.

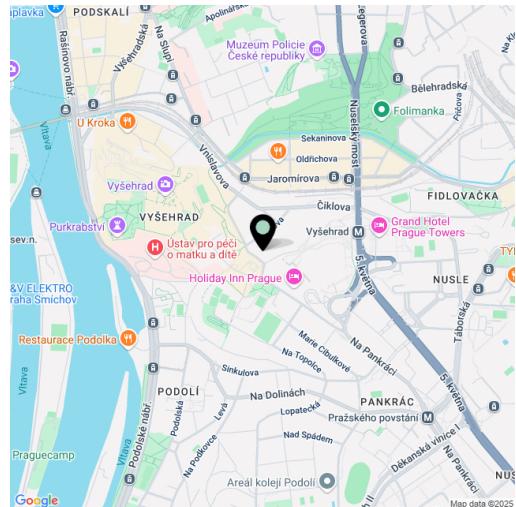


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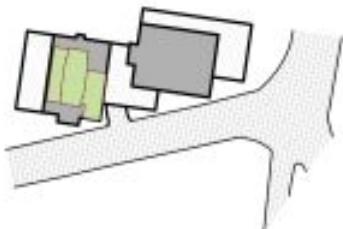
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V612

Číslo bytu

B31



5NP
4NP
3NP
2NP
1NP
1PP
2PP

Legenda místnosti 3NP

01	Vstupní chodba	10,7 m ²
02	Pokoj	8,9 m ²
03	Pracovna	7,5 m ²
04	Chodba	1,9 m ²
05	Toaleta	2,1 m ²
06	Koupelna	3,9 m ²

0 1 2 3 4
m

VÝŠEHRAD 612
Lumírova 1715, Nusle – Praha 4, 140 00 Praha



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