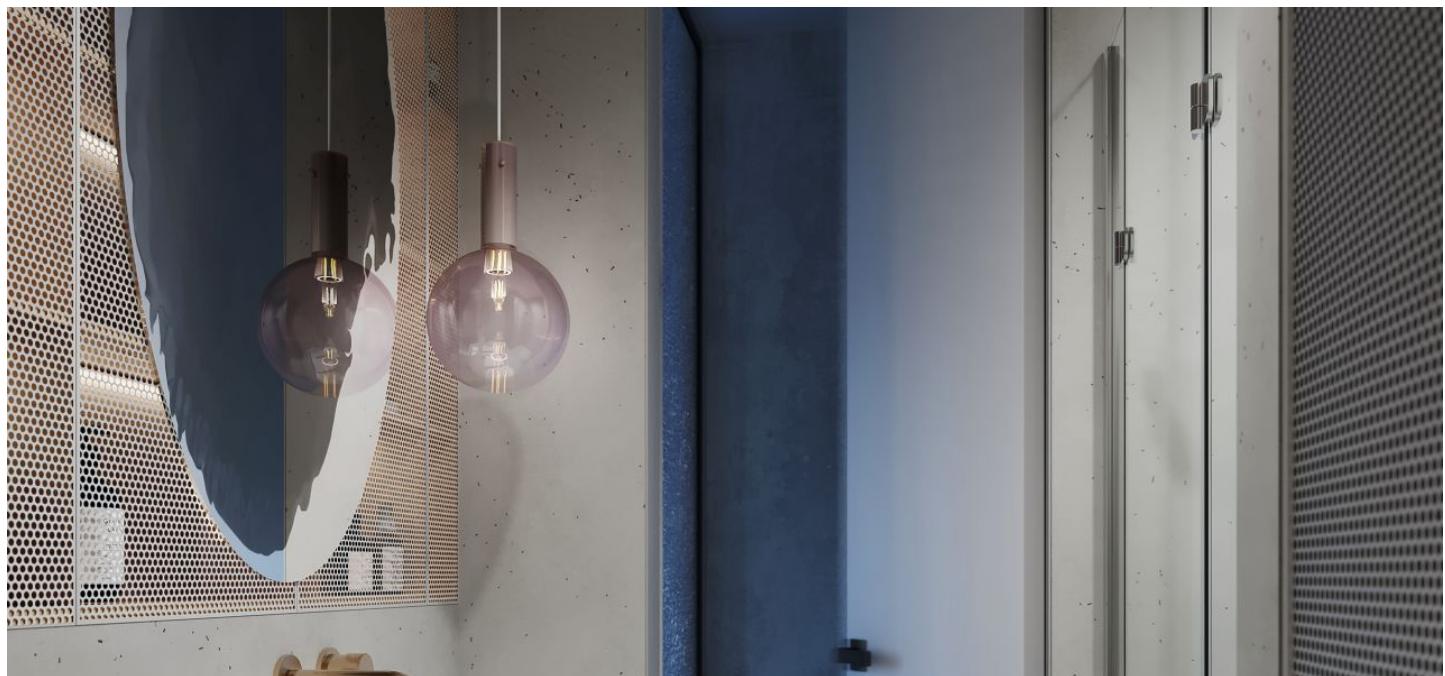




## Apartment One-bedroom (2+kk)

Sold

39.8 m<sup>2</sup>, Prague 4, Nusle, Lumírova



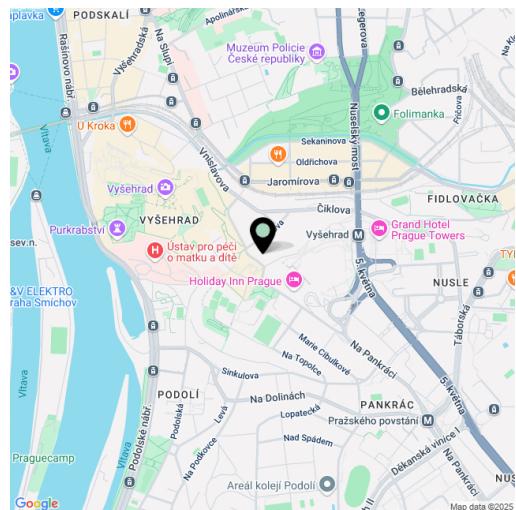


## Apartment One-bedroom (2+kk)

Sold

39.8 m<sup>2</sup>, Prague 4, Nusle, Lumírova

Total area	51 m <sup>2</sup>
Floor area*	40 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	26 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105343



\* 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.

**This modern apartment with a balcony and private roof garden is located in a new residence, created under the baton of a Czech architectural studio, in a quiet green corner on the border of Pragues 2 and 4, near the walls surrounding magical Vyšehrad, associated with the origin myths of Czech history. In the midst of a full range of civic amenities, but still with enough peace and privacy, a few steps from a metro station. The completion of the project is scheduled for the end of 2024.**

The purposeful layout of the 2nd floor unit consists of a living space with a preparation for a kitchen and the possibility of creating a partially separate sleeping area, an entrance hall, and a bathroom (with a walk-in shower and toilet). The living room has access to the balcony.

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. Necessity to purchase a **cellar storage cubicle** at an extra cost 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 37.8 m<sup>2</sup>, balcony 3.6 m<sup>2</sup>.

The price of the unit is for a condition with standards from 2007, 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.

Please contact our office for more information.



## Apartment One-bedroom (2+kk)

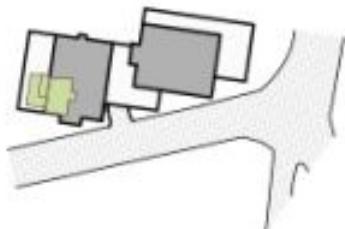
Sold

39.8 m<sup>2</sup>, Prague 4, Nusle, Lumírova

V612

Číslo bytu

B1.2



Celková obytná plocha bytu 76.2 m<sup>2</sup>

Čistá podlahová plocha podle vyhlášky 39.8 m<sup>2</sup>  
388/2013 sb.

5NP

4NP

3NP

2NP

1NP

PP

PPP



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