



Apartment One-bedroom (2+kk)

€ 492 807 | CZK 11 990 000

58 m², Prague 2, Nusle, Jaromírova



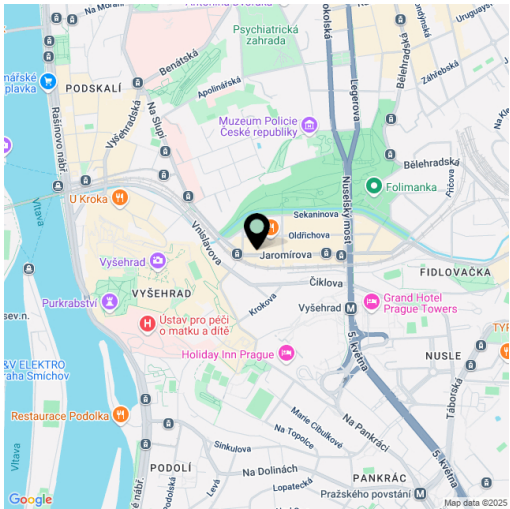


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Total area	58 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	108605



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

This renovated apartment with high ceilings and an elegant interior is located on the 5th floor of a stately residential building situated on the border of Nusle and New Town, close to Vyšehrad, Folimanka Park, and the Vltava riverbank at Výtoň.

The apartment's floor area consists of a living room with an open plan kitchen, a bedroom, a walk-in closet, a bathroom, and an entrance hall. The unit is north-facing.

The full renovation of the building was completed in 2021. The apartment features **3.1-meter-high** ceilings and a high standard of finishes including **oak floors**, flush interior doors by **Sapeli** with designer **M&T** handles, premium bathroom fittings from Grohe, Laufen, and Vitra, and **terrazzo-style** tiling. The kitchen is fully equipped, and heating is provided by a central gas boiler. The unit comes with a **cellar**. The building offers elegant common areas and a **modern elevator** that stops at mezzanines.

The location provides everything you need — **several cafés** and restaurants are right by the building, and a supermarket is just a few steps away. Tram stops are located directly in front of the house, with easy **5-minute access to the city center** or metro stations. The area is enriched by abundant greenery, including nearby **Folimanka Park**, Na Bělce Garden, and **Lumírový Sady Garden**, all of which connect to the historic grounds of **Vyšehrad**.

Floor area 58.4 m².

Cooperative ownership with the option to convert to personal ownership after repayment of an annuity of approximately CZK 1,200,000.

The apartment is rented until July 31, 2026.



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Jaromírova 4

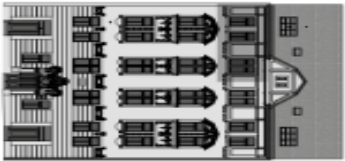
Číslo bytu	19	
Typ	2+kk	
Podlaží	5	
TABULKA VELIKOSTI		
19.1	chodba	7,9 m²
19.2	koupelna	6,5 m²
19.3	šatna	3,2 m²
19.4	ložnice	10,3 m²
19.5	obytňý prostor	25,5 m²
světlé konstrukce		5,2 m²
podlahová plocha bytu		58,4 m²
K.19	sklep	3,5 m²
celková plocha		61,9 m²



Lokalita



Pohled z ulice Jaromírova 4



Plan podlaží

