



## Apartment One-bedroom (2+kk)

€ 492 807 | CZK 11 990 000

58 m<sup>2</sup>, Prague 2, Nusle, Jaromírova



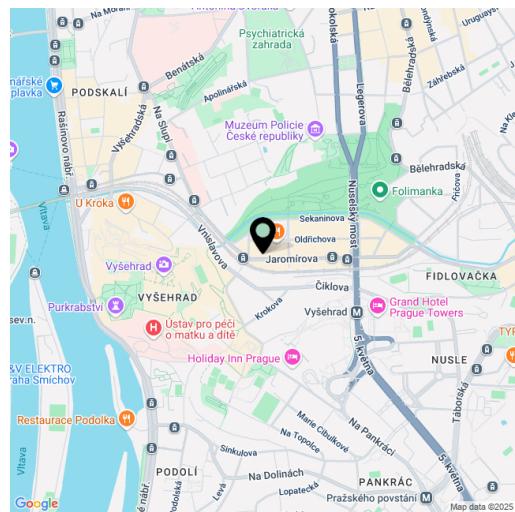


## Apartment One-bedroom (2+kk)

€ 492 807 | CZK 11 990 000

58 m<sup>2</sup>, Prague 2, Nusle, Jaromírova

Total area	58 m <sup>2</sup>
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 m<sup>2</sup>.

**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.**



## Apartment One-bedroom (2+kk)

58 m<sup>2</sup>, Prague 2, Nusle, Jaromírova

€ 492 807 | CZK 11 990 000

Jaromírova 4

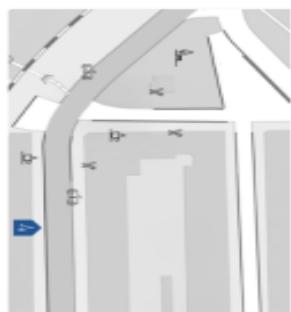
Číslo bytu	19
Typ	2+kk
Podlaží	5

### TABULKAVELIKOSTÍ

19.1	chodba	7,9 m <sup>2</sup>
19.2	koupelna	6,5 m <sup>2</sup>
19.3	šatna	3,2 m <sup>2</sup>
19.4	ložnice	10,3 m <sup>2</sup>
19.5	obýv. prostor	25,5 m <sup>2</sup>
	svíslé konstrukce	5,2 m <sup>2</sup>
	podlahová plocha bytu	58,4 m <sup>2</sup>
K.19	sklep	3,5 m <sup>2</sup>
	celková plocha	61,9 m <sup>2</sup>



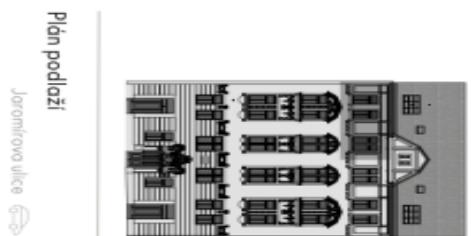
Pohled z ulice Jaromírova 4



Lokalita

Plán podlaží

Jaromírova ulice



Vnitřní

