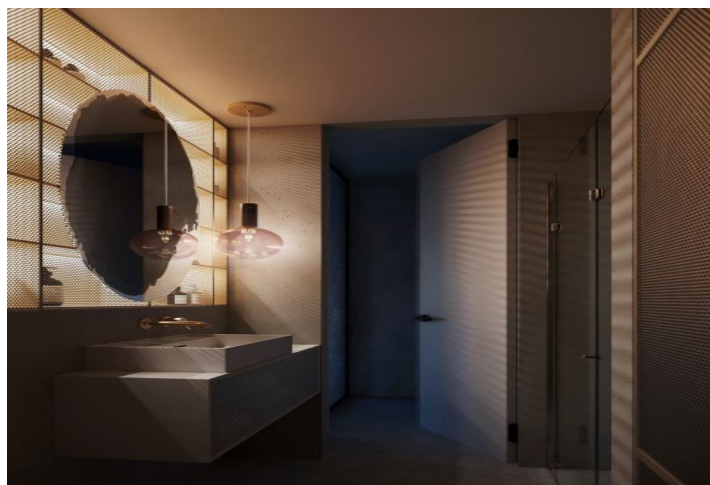




## Apartment Studio (1+kk)

33.8 m², Prague 4, Nusle

€ 296 487 | CZK 7 470 000





## Apartment Studio (1+kk)

33.8 m<sup>2</sup>, Prague 4, Nusle

€ 296 487 | CZK 7 470 000

Total area	44 m <sup>2</sup>
Floor area*	34 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Garden	76 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	104789

\* 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 unique studio with a terrace and a private roof garden is located in the new residence, created under the baton of the Czech architect studio, in a quiet green corner on the border of Prague 2 and 4, near the walls surrounding magical Vyšehrad, associated with 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. The completion of the project is scheduled for the end of 2024.

The purposeful layout of the 1st floor unit consists of a living space with a preparation for a kitchen, a bathroom with a toilet, and an entrance hall. The living room, lit from two sides, has access to the **terrace** and from there to the **garden**.

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 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 33.8 m<sup>2</sup>, terrace 10.1 m<sup>2</sup>, garden 75.9 m<sup>2</sup>.

Visualizations serve as inspiration for possible completion under the guidance of the project's architect.

For more information please contact our office.



## Apartment Studio (1+kk)

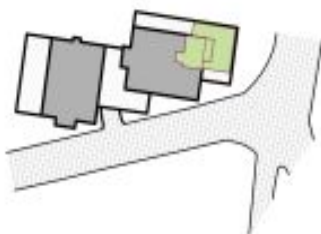
33.8 m², Prague 4, Nusle

€ 296 487 | CZK 7 470 000

# V612

Číslo bytu

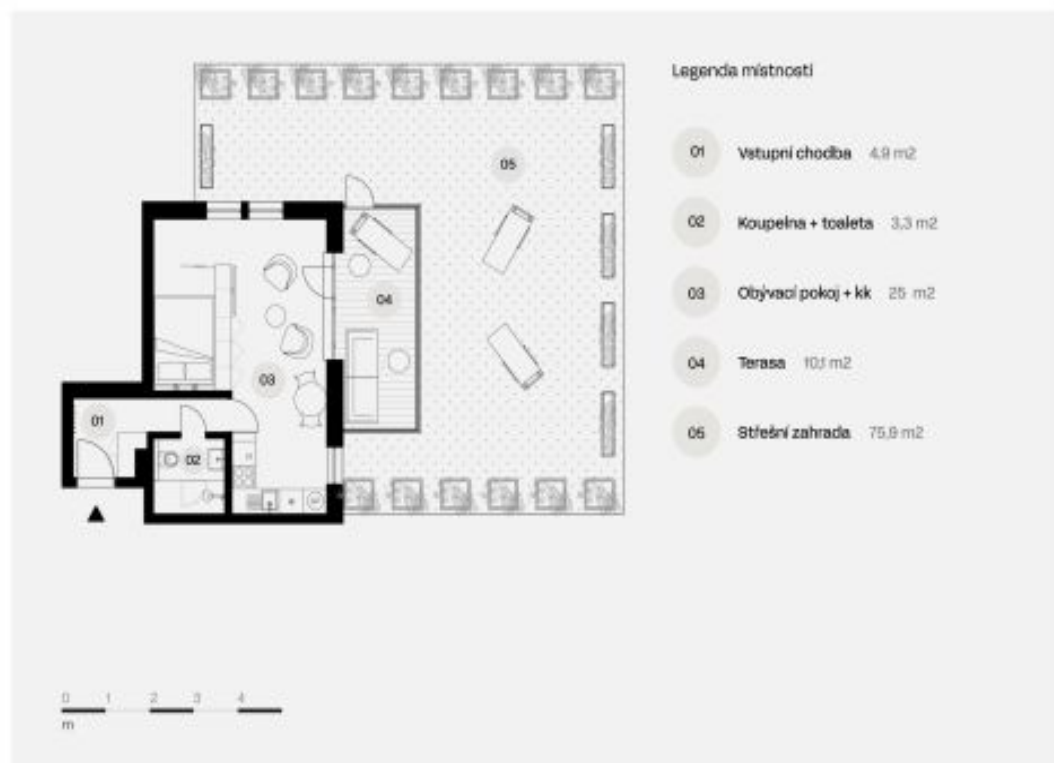
# A2.4



Celková obytná plocha bytu	119,2 m²
Čistá podlahová plocha podle vyhlášky 398/2013 sb	33,8 m²



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



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