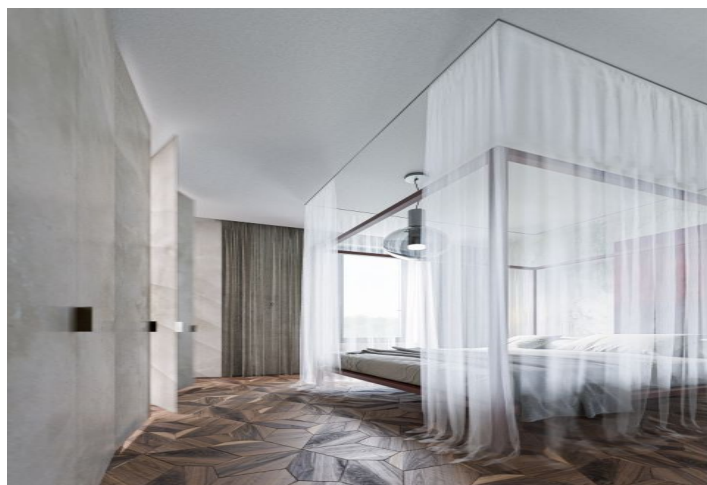




Apartment One-bedroom (2+kk)

44.4 m², Prague 4, Nusle

€ 336 178 | CZK 8 470 000





Apartment One-bedroom (2+kk)

€ 336 178 | CZK 8 470 000

44.4 m², Prague 4, Nusle

Total area	47 m²
Floor area*	44 m²
Balcony	3 m²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	104791

* 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 yet timeless apartment with a balcony and impressive views is located on the 3rd floor of 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 unit consists of a living room with access to the balcony, a connecting kitchen area with a window, a bedroom, an entrance hall, a bathroom (with a walk-in shower), and a separate toilet.

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 **Konsepti 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 44.4 m², balcony 2.6 m².

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.



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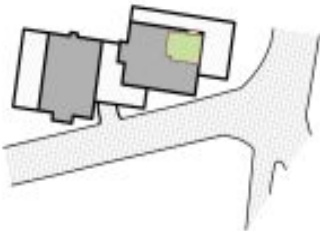
€ 336 178 | CZK 8 470 000

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V612

Číslo bytu

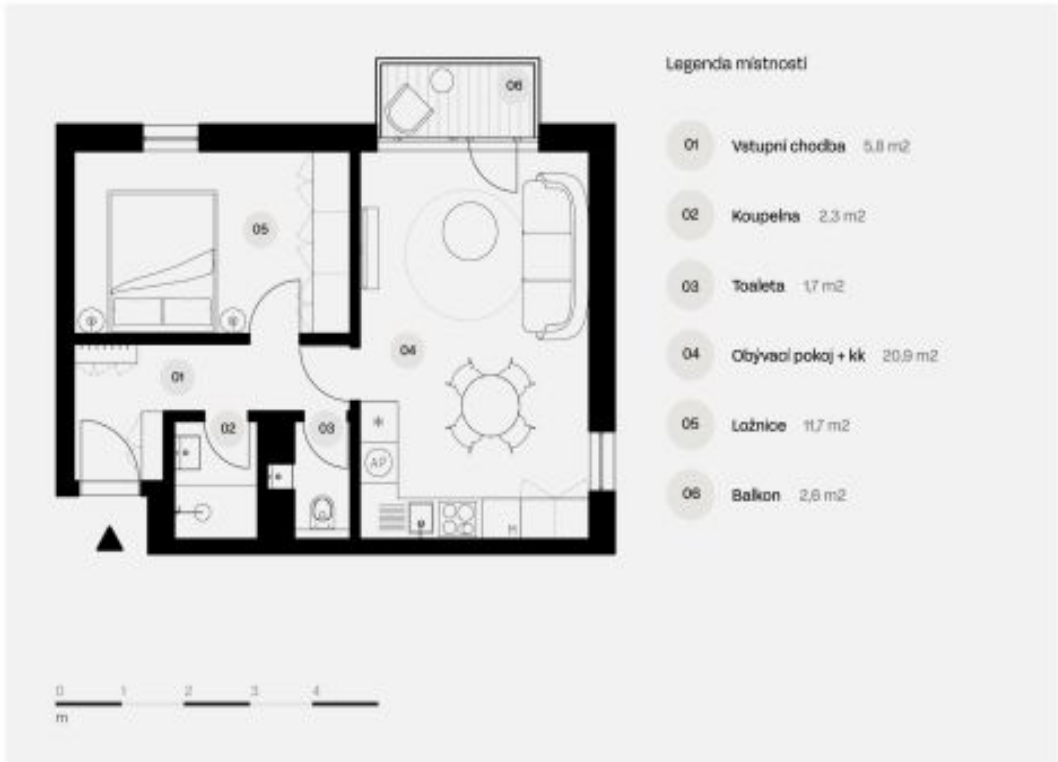
A4.3



Celková obytná plocha bytu	45 m²
Čistá podlahová plocha podle vyhlášky 398/2013 sb	44,4 m²



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



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