



Apartment One-bedroom (2+kk)

€ 547 783 | CZK 13 900 000

59.7 m², Prague 4, Nusle





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Total area	74 m ²
Floor area*	60 m ²
Balcony	3 m ²
Terrace	11 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	104793

* 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 premium duplex apartment with a balcony and terrace offering postcard views of Prague Castle and the Basilica of St. Peter and Paul is located on the 3rd and 4th floors of a new residence, created under the baton of 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.

On the entry level is an entrance hall, an airy living room with a preparation for a kitchen and **balcony**, and a separate toilet. In the upper part of the apartment is a bedroom with access to the **terrace**, a staircase, a hall, a bathroom, and a separate toilet.

The investor allows the apartment to be purchased either in its current state 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 97.3 m², balcony 2.7 m², terrace 11.3 m².

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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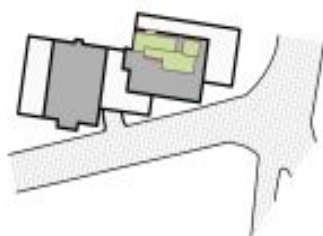
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V612

Číslo bytu

A4.4 II.



Celková obytná plocha bytu 75,3 m²

Čistá podlahová plocha podle vyhlášky 398/2013 sb 59,7 m²



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

Legenda místnosti 4NP

- 01 Vstupní chodba 3,1 m²
- 02 Toaleta 1,0 m²
- 03 Obývací pokoj + kk 25,4 m²
- 04 Schodiště 3,4 m²
- 06 Balkon 2,7 m²

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m

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



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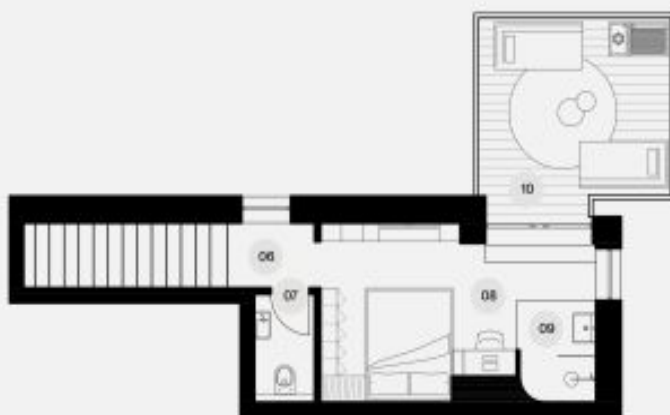
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Legenda místnosti SNP

- 06 Schodiště + chodba 6 m²
- 07 Toaleta 2,1 m²
- 08 Ložnice 21,5 m²
- 09 Koupelna 2,4 m²
- 10 Terasa 11,3 m²



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Lumírova 1715, Nusle – Praha 4, 140 00 Praha