



## Apartment Two-bedroom (3+kk)

Sold

65.8 m<sup>2</sup>, Praha 4, Nusle, Lumírova





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Total area	78 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Garden	28 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104794

This modern yet timeless apartment with a terrace and private roof garden is located in a new residence, created under the baton of a Czech architectural studio, in a quiet green corner on the borders of Prague 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 ground floor unit consists of a living space with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall. The living room and bedrooms have access to the terrace and garden.

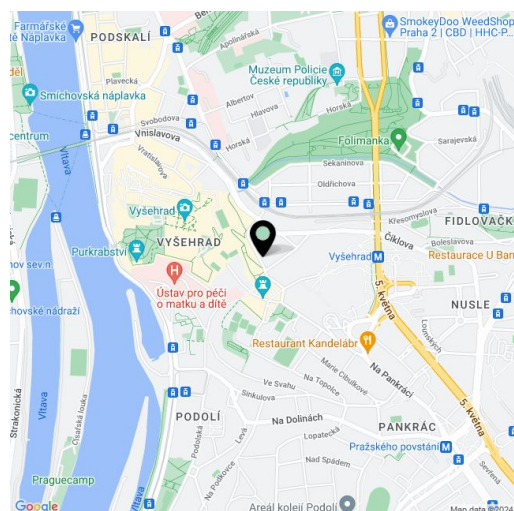
The investor allows the apartment to be purchased either in its current state or in so-called shell & core, or **fully completed** based on your **individual requirements**. The investor's top implementation team in cooperation with the **Konsepti studio** is ready to provide clients with unlimited care 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. The unit includes a **cellar storage cubicle** 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 65.8 m<sup>2</sup>, terrace 12.3 m<sup>2</sup>, garden 28.1 m<sup>2</sup>.

The price of the unit is for a condition with standards from 2002, 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.



\* 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.



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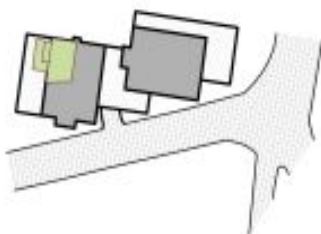
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## V612

Číslo bytu

## B1.3



Celková obytná plocha bytu 102,6 m<sup>2</sup>

Čistá podlahová plocha podle vyhlásky 398/2013 sb 65,8 m<sup>2</sup>

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



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Lumírova 1715, Nusle – Praha 4, 140 00 Praha