



## Apartment Two-bedroom (3+kk)

Sold

62.8 m<sup>2</sup>, Prague 4, Nusle, Lumírova





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Total area	66 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Reference number	104796

A modern yet timeless apartment with a balcony is located in the new residence, created under the baton of the Czech 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 and access to the balcony, a bedroom, a children's room, a bathroom, a separate toilet, and an entrance hall.

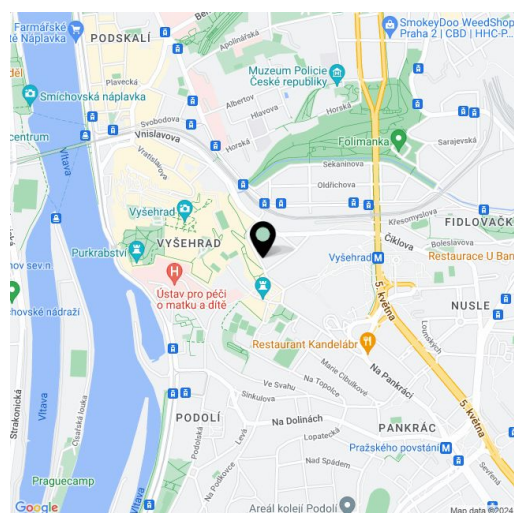
The investor allows the apartment to be purchased either in its current state or in so-called shell & core, or **fully completed** based on your **individual requirements**. The investor's top implementation team in cooperation with the **Konsepti studio** is ready to provide clients with unlimited care 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 62.8 m<sup>2</sup>, balcony 3.5 m<sup>2</sup>.

The price of the unit is for the 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.

For more information please contact our office.



\* 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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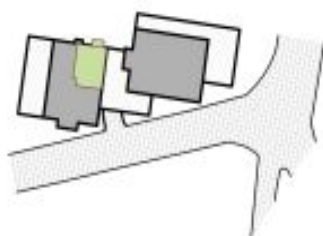
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## V612

Číslo bytu

## B2.4



Celková obytná plocha bytu **62,7 m<sup>2</sup>**

Čistá podlahová plocha podle vyhlášky 398/2013 sb **62,8 m<sup>2</sup>**



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

**Legenda místností**

- 01 Vstupní chodba 7,7 m<sup>2</sup>
- 02 Toaleta 1,9 m<sup>2</sup>
- 03 Koupelna 4,5 m<sup>2</sup>
- 04 Obývací pokoj + kk 25,6 m<sup>2</sup>
- 05 Ložnice 12,1 m<sup>2</sup>
- 06 Dětský pokoj 7,3 m<sup>2</sup>
- 07 Balkon 3,5 m<sup>2</sup>

0 1 2 3 4  
m

VYŠEHRAD 612  
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