



Apartment Studio (1+kk)

34 m², Prague 4, Nusle, Lumírova











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PDF created 23. 02. 2025, 05:06





PFNR

Reference number

Apartment Studio (1+kk)

С

105336

34 m², Prague 4, Nusle, Lumírova

Total area	38 m²
Floor area*	34 m²
Balcony	4 m²
Parking	
Cellar	Yes

Farmářské PODSKAL	7	tyst i Talia
děl Plavecká	Muzeum Policie (a) Ceské republiky.	
Smíchovská náplavka	Albertova Horada	88
a a vin	nislavo	ajevská
Witawa	Rorejská reštaurace Oldřichova	
- Vys	šehrad Čiklova Kresomyslova F	IDLOVAČK
Purkrabství	VYŠEHRAD Vyš	ia Prague rand Hotel
hovské nádraží		NUSLE (1
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Strakonická Vltava Čísarská louk _a	PODOLÍ Na Dolinách PANKRÁC Pražského povstání M	
Praguecamp Google	A Capata	Map data ©2024

* 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.

Sold

This unique studio 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 February 2025.

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 has access to the **balcony**.

The high-standard facilities include quality **Oakcent oak floors**, large-format floor and wall tiles in neutral earth tones from **Citistone**, **Laufen** and **Kartell by Laufen** sanitary ware, Grohe Essence designer concealed taps, rebateless interior doors, and a **Samsung** cooling unit. The building in a timeless design is equipped with an **elevator**; heating is handled centrally. It is necessary to purchase a **cellar storage cubicle** at an extra cost and 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 34 m², balcony 3.7 m².

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

For more information please contact our office.



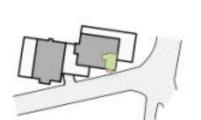
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Probley head

Vyšelvad



Čislo bytu

366/2013 sb

Sbb Sbb

Celková obytně plocha bytu

Čistá podlahová plocha podle vyhlášky

A2.3

36,9 m2

34,0 m2

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VYSEHRAD 612 Lumirova 1715, Nusle – Praha 4, 140 00 Praha