



## Apartment Studio (1+kk)

€ 264 927 | CZK 6 700 000

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





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Total area	45 m <sup>2</sup>
Floor area*	31 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Garden	10 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	105337

This unique studio with a terrace and a private roof garden 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, lit from two sides, has access to the **terrace** and from there to the **garden**.

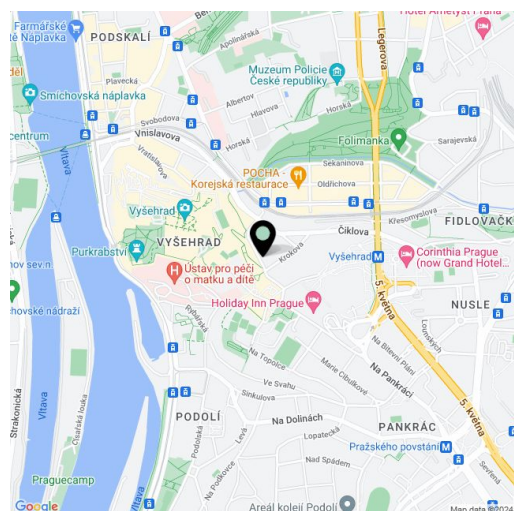
The high-standard facilities include quality **Oakcent oak floors**, large-format floor and wall tiles in neutral earth tones from **Citistone**, **Laufen** and **Kartell by Laufen** sanitary ware, Grohe Essence designer concealed taps, rebateless interior doors, and a **Samsung** cooling unit. The building 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 31.4 m<sup>2</sup>, terrace 13.3 m<sup>2</sup>, garden 9.5 m<sup>2</sup>.

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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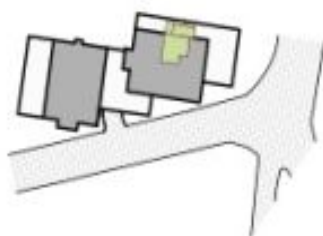
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## V612

Číslo bytu

## A2.5



Celková obytná plocha bytu	53,5 m <sup>2</sup>
Čistá podlahová plocha podle vyhlášky 388/2013 sb.	31,4 m <sup>2</sup>



- 5NP
- 4NP
- 3NP
- 2NP
- 1NP
- 0PP
- 3PP

**Legenda místností**

- 01 Vstupní chodba 3,4 m<sup>2</sup>
- 02 Koupelna + toaleta 3,9 m<sup>2</sup>
- 03 Obývací pokoj + kk 23,4 m<sup>2</sup>
- 04 Terasa 13,3 m<sup>2</sup>
- 05 Střešní zahrada 9,5 m<sup>2</sup>

0 1 2 3 4  
m

VYŠEHRADEK 612  
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