



## Apartment Studio (1+kk)

Sold

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





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Total area	41 m <sup>2</sup>
Floor area*	38 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	C
Reference number	105342

This modern studio 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 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. The completion of the project is scheduled for the end of 2024.

The purposeful layout of the 2nd floor unit consists of a living space with a preparation for a kitchen and the possibility of creating a partially separate sleeping area, an entrance hall, and a bathroom (with a walk-in shower and toilet). The living room has access to the balcony.

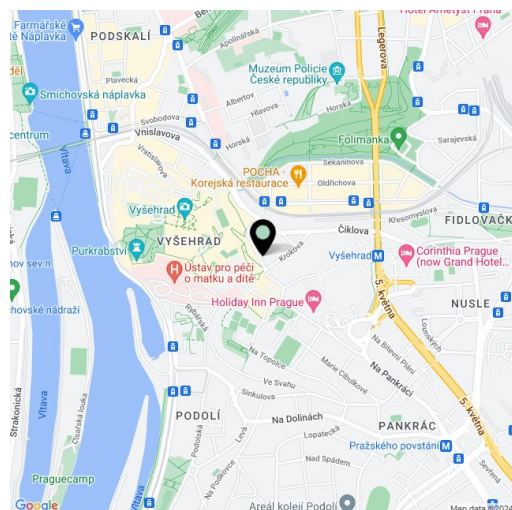
The investor allows the apartment to be purchased either in its current state or **fully completed** based on your **individual requirements**. The investor's top implementation team is ready to provide clients with unlimited care and assistance for the completion of the interior. The building in a timeless 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 37.7 m<sup>2</sup>, balcony 3.6 m<sup>2</sup>.

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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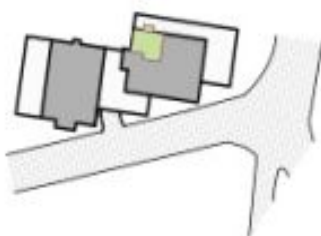
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## V612

Číslo bytu

## A3.6



Celková obytná plocha bytu **40,6 m<sup>2</sup>**

Čistá podlahová plocha podle vyhlášky 388/2013 sb. **37,7 m<sup>2</sup>**



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



Legenda místností

- 01 Vstupní chodba 2,3 m<sup>2</sup>
- 02 Koupelna + toaleta 4,3 m<sup>2</sup>
- 03 Obývací pokoj + kk 30,4 m<sup>2</sup>
- 04 Balkon 3,6 m<sup>2</sup>

VYŠEHRADEK 012  
Lumírova 1715, Nusle – Praha 4, 140 00 Praha