



Apartment One-bedroom (2+kk)

€ 445 068 | CZK 11 100 000

58 m², Prague 2, Nusle, Jaromírova





Apartment One-bedroom (2+kk)

€ 445 068 | CZK 11 100 000

58 m², Prague 2, Nusle, Jaromírova

Total area	58 m²
Parking	-
Cellar	Yes
PENB	C
Reference number	108605

This renovated apartment with high ceilings and an elegant interior is located on the 5th floor of a stately residential building situated on the border of Nusle and New Town, close to Vyšehrad, Folimanka Park, and the Vltava riverbank at Výtoň.

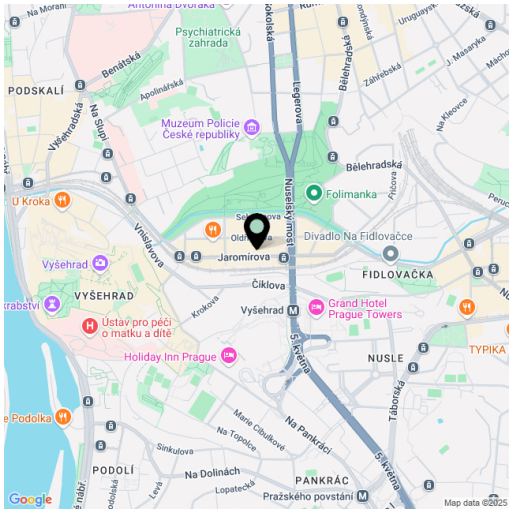
The apartment's floor area consists of a living room with an open plan kitchen, a bedroom, a walk-in closet, a bathroom, and an entrance hall. The unit is north-facing.

The full renovation of the building was completed in 2021. The apartment features **3.1-meter-high** ceilings and a high standard of finishes including **oak floors**, flush interior doors by **Sapeli** with designer **M&T** handles, premium bathroom fittings from Grohe, Laufen, and Vitra, and **terrazzo-style** tiling. The kitchen is fully equipped, and heating is provided by a central gas boiler. The unit comes with a **cellar**. The building offers elegant common areas and a **modern elevator** that stops at mezzanines.

The location provides everything you need — **several cafés** and restaurants are right by the building, and a supermarket is just a few steps away. Tram stops are located directly in front of the house, with easy **5-minute access to the city center** or metro stations. The area is enriched by abundant greenery, including nearby **Folimanka Park**, **Na Bělce Garden**, and **Lumírový Sady Garden**, all of which connect to the historic grounds of **Vyšehrad**.

Floor area 58.4 m².

Cooperative ownership with the option to convert to personal ownership after repayment of an annuity of approximately CZK 1,200,000.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



Apartment One-bedroom (2+kk)

€ 445 068 | CZK 11 100 000

58 m², Prague 2, Nusle, Jaromírova

Jaromírova 4

Číslo bytu	19	
Typ	2+kk	
Podlaží	5	
TABULKA VELIKOSTI		
19.1	chodba	7,9 m²
19.2	koupelna	6,5 m²
19.3	šatna	3,2 m²
19.4	ložnice	10,3 m²
19.5	obytňý prostor	25,5 m²
světlé konstrukce		5,2 m²
podlahová plocha bytu		58,4 m²
K.19	sklep	3,5 m²
celková plocha		61,9 m²



Lokalita



Pohled z ulice Jaromírova 4



Plan podlaží

