



## Apartment Studio (1+kk)

36.5 m<sup>2</sup>, Prague 4, Vyšehrad

**Sold**





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Total area	37 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38463

\* 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.

This southwest-facing 1st floor studio apartment overlooking the greenery is part of a newly completed residence, which is the end result of a carefully reconstructed historic building in an attractive location near Vyšehrad, on the same sloping street as large Lumírový Sady Park and within walking distance of a metro station and tram stop. Expected completion date by the end of August 2021.

The layout offers an airy open space living area with a preparation for a kitchen, a bathroom (with a shower), a WC, and a hallway.

Facilities will include **wooden floors** (oiled oak) and designer sanitary ware; windows will be wooden casement. The entrances to the residence's apartments will be from elegant common areas.

The location is home to many green spaces. **Lumírový Sady Park**, which is connected to Vyšehradské Sady Park, is right next to the building. Also close are the **Na Bělce or Folimanka parks**. Cafes, restaurants, shops, and offices are all easy to reach and the Congress Center, where you can rent a garage, is also in the area. The Vyšehrad metro station (line C) or the Ostrčilovo náměstí tram stop are a short walk away.

Floor area 36.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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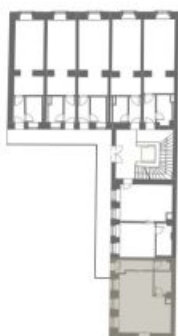
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### BYT Č. 2.7 - 1+kk

Umístění bytu v objektu  
2.NP



Podlahová plocha bytu 36,5 m<sup>2</sup>