

# KLOBOUČNICKÁ, PRAHA 4 – NUSLE

Price  
**6.195.000 CZK**

Layout  
**two-bedroom (2+1)**

Floor area  
**59 m<sup>2</sup>**

ADDRESS Kloboučnická  
1602/10

FLOOR 5<sup>th</sup>

BASEMENT YES

GARAGE NO

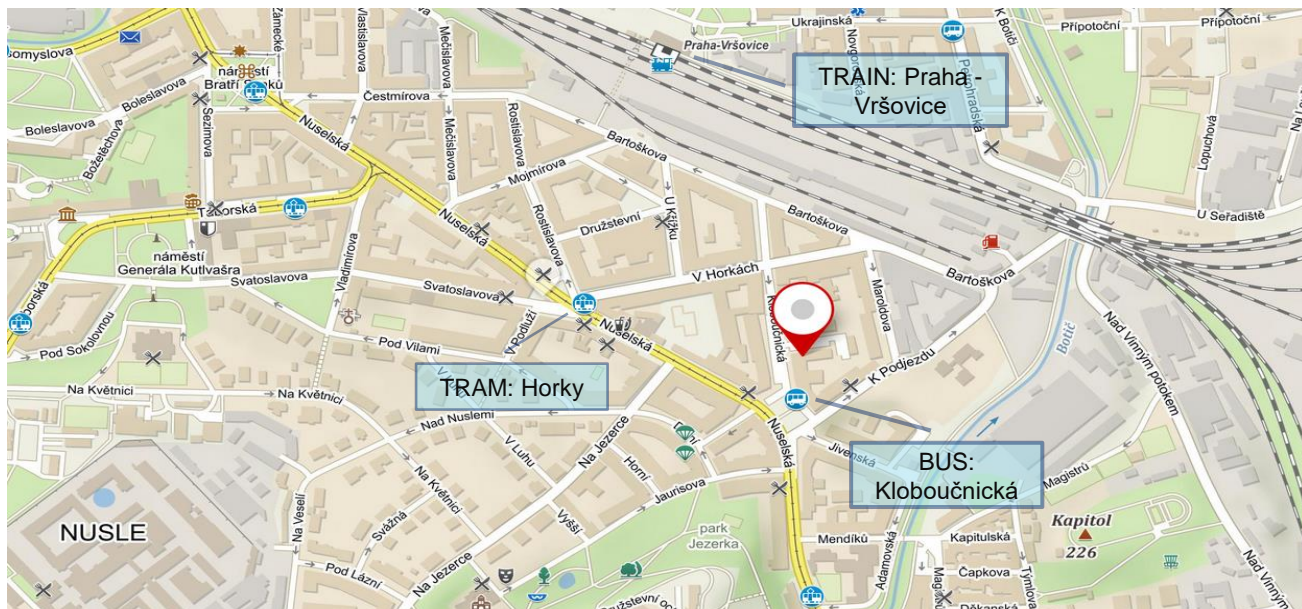
BALCONY 9 m<sup>2</sup>

STATUS AVAILABLE

READY TO MOVE IN MARCH 2020



## LOCATION



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## DESCRIPTION

We are offering a two-bedroom apartment (2+1) for sale at Kloboučnická 10, Prague 4 - Nusle

The apartment will be completely reconstructed and ready to move in on 9.3.2020. For the reconstruction we use only quality materials. Shown photos are visualizations.

The total floor area is 59 m<sup>2</sup>. Flat has a big balcony (9m<sup>2</sup>) and a cellar.

The Flat is on the 5<sup>th</sup> floor oriented to the west.

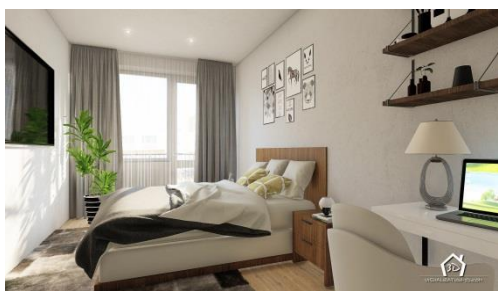
The building poses an elevator and cleaning provides a cleaning service.

The flat is offered without furniture. There will be a new kitchen with oven, fridge, induction hob, dishwasher and a washing machine. All appliances are Electrolux.

If interested, we can furnish the apartment and provide a tenant.

Legal services are included in the price. We will also be happy to help you with financing, insurance, or settlement of the acquisition tax.

## VISUALIZATION



*The visualizations are illustration of the future appearance of the apartment. Subject to change.*

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## INTERESTING AREAS IN NEIGHBORHOOD

The apartment is attractive due to its location in the immediate vicinity of well-maintained parks with playgrounds and sports facilities (Jezerka, Kapitol, Tyršův vrch). Within the walk distance is marvelous neo-renaissance park Gröbovka with vineyards where you can taste local wine and enjoy your free time.

This neighborhood offers all civic amenities. Supermarkets and many fabulous restaurants are in the immediate vicinity. School and kindergarten are in walk distance. Vršovice Health Center is a few minutes away by car or public transport system.

Culture lovers will love the nearby theaters Na Jezerce and Na Fidlovačce.

In the proximity is future metro station Náměstí bratří Synků which should be finished in 2025. Bus station Kloboučnická is 75 m, Tram station Horky is 245 m from the building. From Kloboučnická street, you can easily reach by car the street 5. Května with connection to the Nusle Bridge and the Prague urban road circle. Another advantage is the proximity of the Prague - Vršovice train station which is undergoing extensive modernization (426m).



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## FURTHER INFORMATION

Detailed specification of the apartment and important legal documents can be found in the appendix of this brochure:

- Technical specifications of the apartment
- Standard equipment of the apartment
- Reservation agreement
- Purchase contract

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## CONTACT US

Sales specialist

Martin Zelinka

+420 777 756 974

[zelinka@palatinumcampus.cz](mailto:zelinka@palatinumcampus.cz)

Sales Office

Na Plzeňce 2, 150 00, Praha 5

+420 777 023 535

[info@palatinum-investicni.cz](mailto:info@palatinum-investicni.cz)