



Apartment One-bedroom (2+kk)

€ 295 427 | CZK 7 300 000

41.9 m², Prague 4, Nusle, Boleslavova





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Total area	42 m²
Garden	31 m²
Parking	-
Cellar	-
Reference number	104636

This new semi-residential unit with a front garden is located in a boutique residential project with 15 unique apartments and creatively designed common areas. Originally a tenement house from the 1930s, it stands in a green part of Prague 4 - Nusle, located near the city center, which is excellently accessible by public transport and by bike along a safe bike path. Expected completion by the end of 2024.

The practical layout of the unit consists of a living space with a preparation for a kitchen, a bathroom (**walk-in shower**, toilet), and a foyer with space for a built-in wardrobe. The living space is connected to an approximately **30-meter garden terrace**.

The units in the project are divided into six collections. This particular studio is part of the **Alex collection**. Facilities include **high-quality LVT floors** with a wooden decor and properties, large-format wall and floor tiles combined with mosaic tiles in **neutral earth tones**, **Laufen and Kartell by Laufen** sanitary ware, **Grohe Essence** chrome faucets including concealed ones, a designer P.M.H. Rosendahl heated towel rail, custom-made entry doors, and **Sapeli** interior sliding doors.

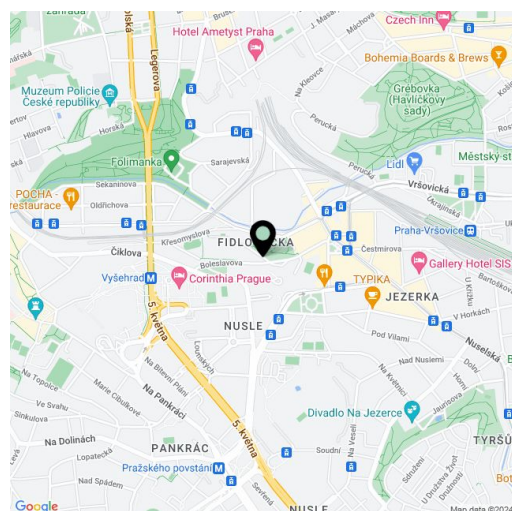
This very pleasant neighborhood is nestled between the **Na Fidlovačce** and **Křesomyslavův Hájíček** parks, and **Folimanka Park** with **sports fields** and the large green areas of historic Vyšehrad are nearby. Several cafés and **sports and wellness** centers are located on the 26th floor of the Corinthia Hotel, only a short distance from the residence, and the range of services in the area will be further expanded by the future **Nuselský Pivovar residential project**. There is a tram stop just a few steps away, and the Vyšehrad metro station (line C) and Náměstí Bratří Synků Square (where a line D metro station will be built) are within easy walking distance.

Floor area 41.9 m², front garden 30.9 m².

Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.

For more information, please visit the project website www.boleslavova3.cz.



* 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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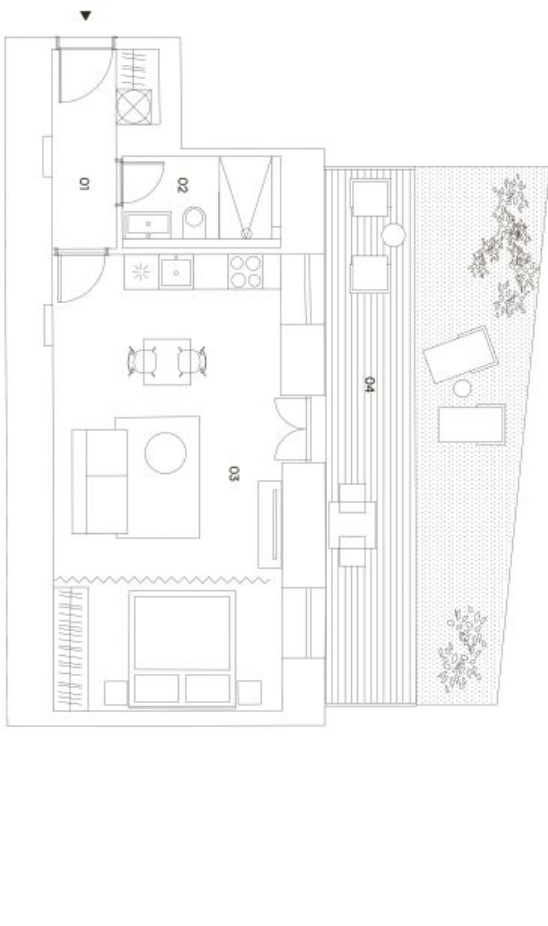
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**CastleRock
Investments**



KOLEKCE GARDEN LIVING
ALEX

ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICIÍ, KTERÁ SE PŘIZPŮSOBÍ VAŠIM POTŘEBÁM. NA ROZKVETLÉ PŘEDZÁHRADCE MŮŽETE ODPOČÍVAT, SLAVIT, ROZJÍMAT I ZAHRAĐNÍČIT.

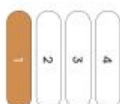


BOLESLAVOVA 3

103

variabilní dispozice / atelier
1. podlaží
41,9 m² + zahrada

Umístění v budově



Prehľad ploch

01	phredlin	4,5 m
02	koopelma	3,5 m
03	obývací pokoj + ložnice	31,6 m
	úžina plocha	39,6 m
	Systém kování	2,3 m
	Podlahová plocha	41,9 m
04	záhrada	30,9 m
	celková plocha	72,8 m

Technologie

Podlahové vytápění / rekuperace

[illegible]

exkluzivní zastoupení
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