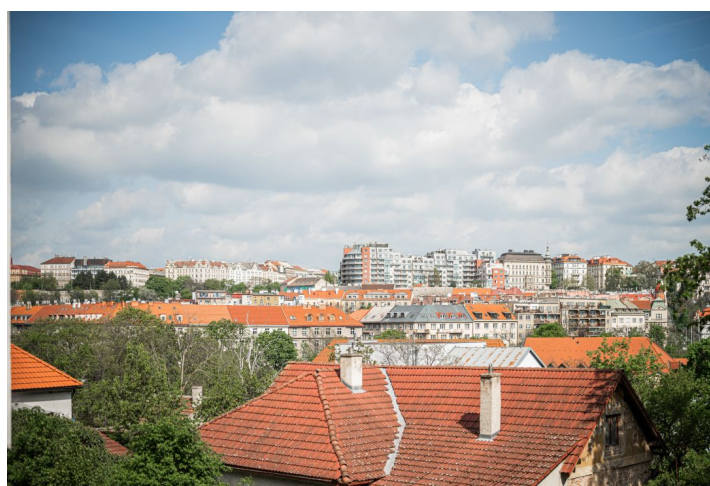
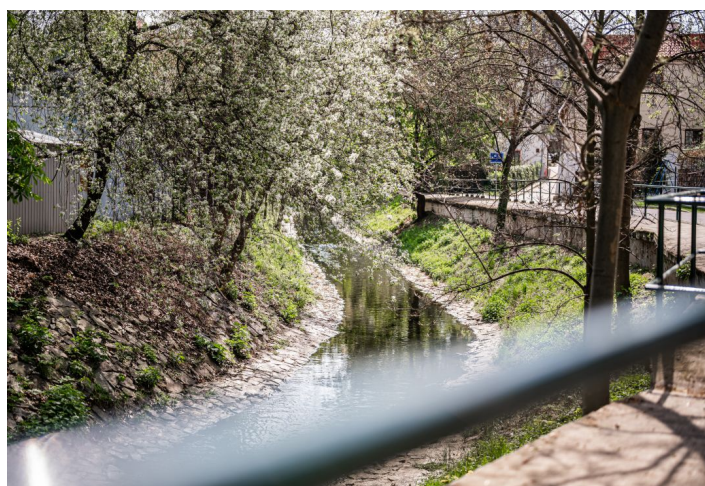




Apartment Two-bedroom (3+kk)

63.2 m², Prague 4, Nusle, Boleslavova

€ 441 028 | CZK 10 900 000



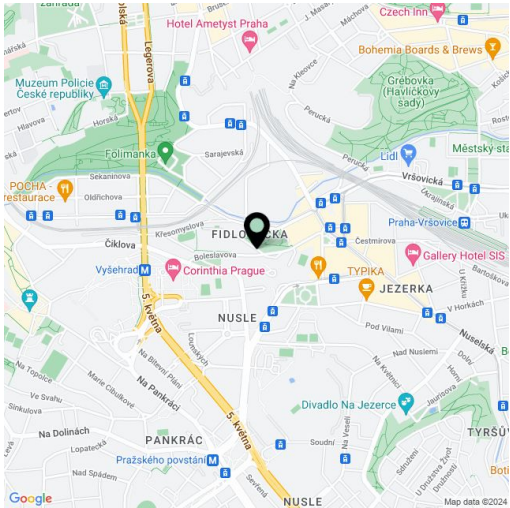


Apartment Two-bedroom (3+kk)

€ 441 028 | CZK 10 900 000

63.2 m², Prague 4, Nusle, Boleslavova

Total area	63 m²
Parking	-
Cellar	-
Reference number	104691



* 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 amazingly bright apartment is located on the 1st floor of a boutique residential project with 15 unique units and creatively designed common areas. Originally a tenement apartment building from the 1930s, it is nestled in a green part of Prague 4 - Nusle, not far from the city center, which is excellently accessible by public transport and along a bike on a safe bike path. Expected completion by the end of 2024.

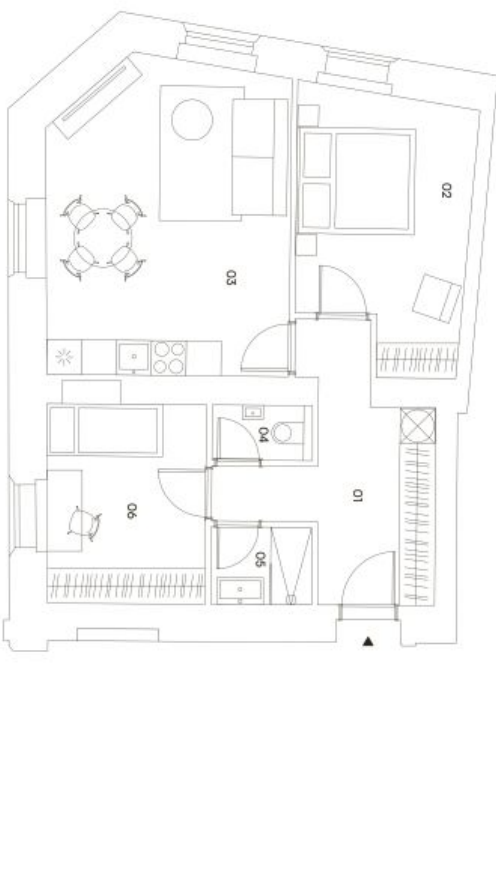
The area of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (**walk-in shower**), separate toilet, and a foyer with space for a built-in wardrobe. A living room and one of the bedrooms have **south-facing** windows overlooking a **quiet one-way street**.

The units in the project are divided into **six collections**. This particular apartment is part of the **Jacqueline collection**. Facilities include **high-quality LVT floors** in 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 **Křesomyslův 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 63.2 m².
Possibility to purchase a storage space at extra cost.

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



**CastleRock
Investments**

KOLEKCE BOUTIQUE LIVING
JOSEPHINE
JOSEPHINE JE ČTYŘE ŘEŠENÝ APARTMÁN S VELKÝMI FRANCOUZSKÝMI OKNY,
KTERÉ ODVÍRNÝ PROPUŠTÍJÍ PÁPRASKÝ SLUNEČNÍ PO CELÝ DEN.

206

3+kk
2. podlaží
63,2 m²

Umístění v budově



Prehľad plochy

01	predstvi	10,1 m
02	loznice	12,8 m
03	kuchyn + obyvaci pokoj	21,8 m
04	wc	1,4 m
05	koupelna	2,1 m
06	pojk	9,6 m
	Uzina plocha	57,8 m

Užitná plocha	57,8 m ²
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Sværlø konstrukce 5,4 m

[illegible]

Celková plocha	65,2 m ²
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Technologie

Podľaňové vytápaní

Voluntar informare: a adăuga informații suplimentare pe care considerăm a fi relevante în urma unei interacțiuni cu un produs sau serviciu oferit de compania noastră. Dacă doriți să ne comunicați feedback-ul dumneavoastră, vă rugăm să ne scrieți la info@bucur.ro sau să ne sunați la numărul de telefon 021-200.00.00. Dacă doriți să ne scrieți sau să ne sunați în legătură cu o problemă, vă rugăm să ne scrieți sau să ne sunați la numărul de telefon 021-200.00.00. Dacă doriți să ne scrieți sau să ne sunați în legătură cu o problemă, vă rugăm să ne scrieți sau să ne sunați la numărul de telefon 021-200.00.00.

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