



Apartment One-bedroom (2+kk)

€ 291 321 | CZK 7 200 000

37.5 m², Prague 4, Nusle, Boleslavova



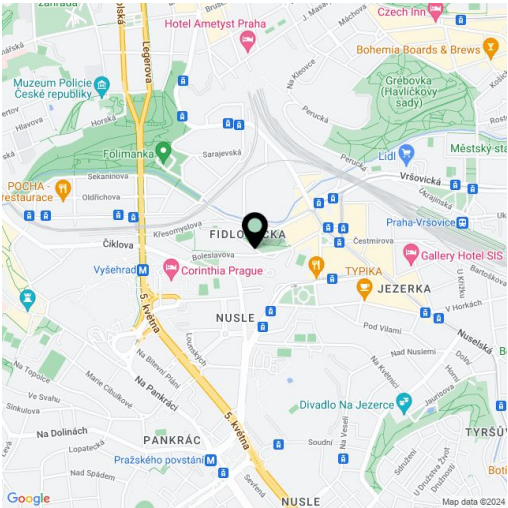


Apartment One-bedroom (2+kk)

€ 291 321 | CZK 7 200 000

37.5 m², Prague 4, Nusle, Boleslavova

Total area	38 m²
Parking	-
Cellar	-
Reference number	104693



* 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 2nd 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, a bedroom, a bathroom (**walk-in shower**), separate toilet, and a foyer with space for a built-in wardrobe. Both rooms have **south-facing** windows overlooking a **quiet garden** with **mature greenery**.

The units in the project are divided into **six collections**. This particular apartment is part of the **Josephine 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 37.5 m².
Possibility to purchase a storage space at extra cost.

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



Apartment One-bedroom (2+kk)

€ 291 321 | CZK 7 200 000

37.5 m², Prague 4, Nusle, Boleslavova

CastleRock
Investments



KOLEKCE ROUTINE LIVING
JOSEPHINE
JOSEPHINE JE ČETTYŘE PŘESNÝ APARTMÁN S VELKÝMI FRANCOUZSKÝMI OKNY,
KTERÉ DOVNITŘ PROPUSŤEJÍ PÁPRSKY SLUNCE PO CELÝ ROK.



BOLESLAVOVA 3

309

2+kk
3. podlaží
37,5 m²

Umístění v budově



Přehled ploch

01 předstih	3,7 m²
02 wc	1 m²
03 kuchyň + obývací pokoj	13,6 m²
04 ložnice	13,2 m²
05 koupelna	2,1 m²
Užitná plocha	33,6 m²
Svislá konstrukce	3,9 m²
Podlahová plocha	37,5 m²
Celková plocha	37,5 m²

Technologie

Podlahové vytápění

Všechny informace a údaje uvedené v tomto inzerátu mají charakter pouze orientační a nejsou zárukou. Za obsah a přesnost informací a za případné pochybnosti odpovídá výhradně makléř. Všechny údaje jsou zveřejněny pouze pro informaci a nejsou zárukou. Všechny údaje jsou zveřejněny pouze pro informaci a nejsou zárukou. Všechny údaje jsou zveřejněny pouze pro informaci a nejsou zárukou. Všechny údaje jsou zveřejněny pouze pro informaci a nejsou zárukou.

exkluzivní zastoupení
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE