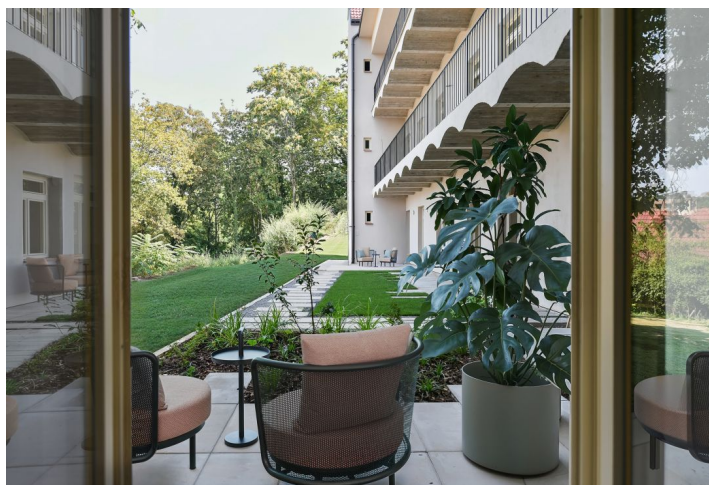




## Apartment One-bedroom (2+kk)

Sold

41.9 m<sup>2</sup>, Praha 4, Nusle, Boleslavova

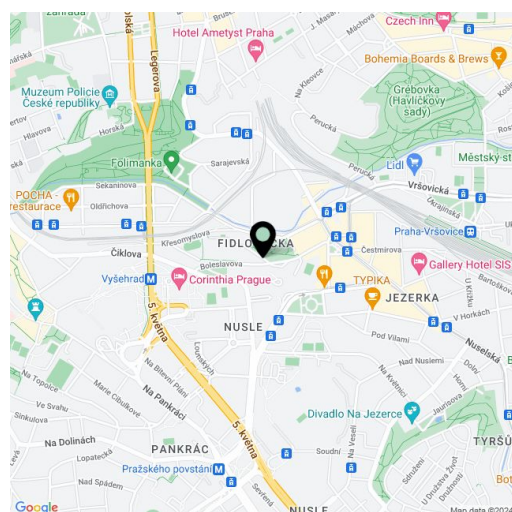




## Apartment One-bedroom (2+kk)

**Sold**41.9 m<sup>2</sup>, Praha 4, Nusle, Boleslavova

Total area	42 m <sup>2</sup>
Garden	31 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104636



\* 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 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 **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 41.9 m<sup>2</sup>, front garden 30.9 m<sup>2</sup>.

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](http://www.boleslavova3.cz).



# Apartment One-bedroom (2+kk)

41.9 m<sup>2</sup>, Praha 4, Nusle, Boleslavova

Sold

## BOLESLAVOVA 3



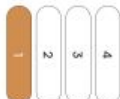
KOLEKCE GARDEN LIVING  
**ALEX**  
ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICÍ, KTERÁ SE PŘIZPŮSOBUJE VÁM A VÁŠIM POTŘEBÁM. NA ROZKVETLE PŘEDZAHRADĚ MŮŽETE ODPOČÍVAT, SLAVIT, ROZLIJMAT I ZAHRAĐOVIČIT.

CastleRock  
Investments

## 103

Variabilní dispozice / atelier  
1. podlaží  
41,9 m<sup>2</sup> + zahrada

Umístění v budově



### Přehled ploch

01 předstih	4,5 m <sup>2</sup>
02 koupelna	3,5 m <sup>2</sup>
03 obyvatel pokoj + ložnice	31,6 m <sup>2</sup>
Užitná plocha	39,6 m <sup>2</sup>
Stěže konstrukce	2,3 m <sup>2</sup>
Podlahová plocha	41,9 m <sup>2</sup>
04 zahrada	30,9 m <sup>2</sup>
Čistková plocha	72,8 m <sup>2</sup>

### Technologie

Podlahové vytápění / rekupernace

Všechny informace a údaje včetně grafických vyobrazení jsou pouze orientační a nezávazné. Závazný a platný údajem je projektová dokumentace vydaná státním úřadem. Důležité upozornění: Pro více informací a podrobnosti kontaktujte makléře Svoboda & Williams. Svatováclavská 10, Praha 1, 110 00, tel. +420 224 002 221.

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