



## Apartment One-bedroom (2+kk)

€ 375 643 | CZK 9 500 000

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



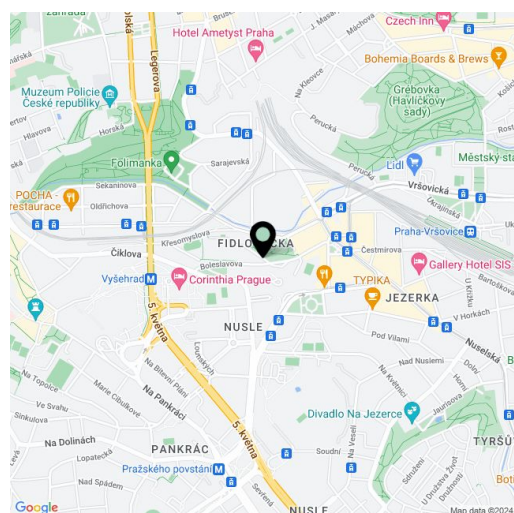


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Total area	57 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104640



\* 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 with a large balcony 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, a bedroom, a bathroom (walk-in shower, toilet), and a foyer with space for a built-in wardrobe. Both rooms have south-facing windows overlooking a quiet one-way street and access to an approximately 13-meter balcony facing a quiet garden with mature greenery.

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 Hájček 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 43.8 m<sup>2</sup>, balcony 13.6 m<sup>2</sup>.

Possibility to purchase a storage space at extra cost.

For more information, please visit the project website [www.boleslavova3.cz](http://www.boleslavova3.cz).



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## BOLESLAVOVA 3

207

2+kk  
2. podlaží  
43,8 m<sup>2</sup> + balkon

Umístění v budově



## Přehled ploch

01 předstíh	4,8 m <sup>2</sup>
02 kuchyně + obývací pokoj	18,8 m <sup>2</sup>
03 ložnice	13,6 m <sup>2</sup>
04 koupelna + wc	4 m <sup>2</sup>
Užitná plocha	41,2 m <sup>2</sup>
Stělná konstrukce	2,6 m <sup>2</sup>
Podlahová plocha	43,8 m <sup>2</sup>
06 balkon	13,6 m <sup>2</sup>
Celková plocha	57,4 m <sup>2</sup>

## Technologie

Podlahové vytápění

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2024/01/15

01/2024



KOLEKCE BALCONY LIVING

JACQUELINE

JACQUELINE SE PŘISLUŠÍ SVÝM PROSTOROVÝM BALCONEM, KTERÝ JE PŘÍSTUPNÝ Z OBOU MÍSTNOSTÍ A DOKRÝVA VÝHLEDY NA CELE ÚDOLÍ. JEHO VELIKÁ OKNA VYHLÍŽÍ DO DVOU SMĚROVÝCH STRAN, DÍKY ČEMU JE BYTÍ ZDÍVÁ MAXIMÁLNĚ PROSVĚTLENÝ.

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