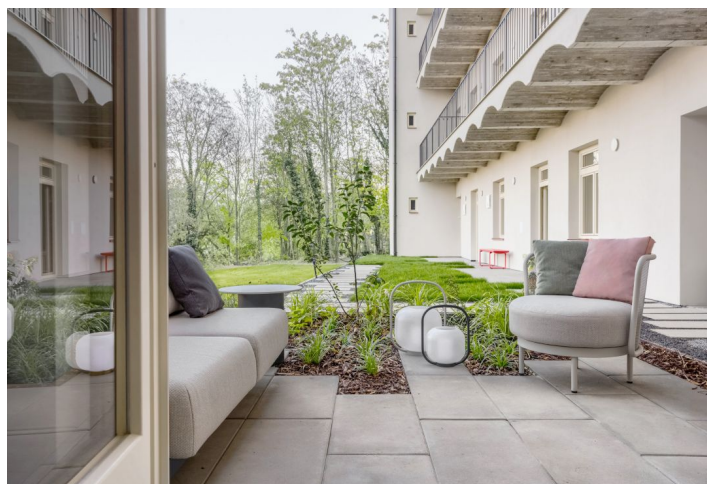




## Apartment One-bedroom (2+kk)

€ 354 299 | CZK 8 900 000

34.2 m<sup>2</sup>, Prague 4, Nusle, Boleslavova





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€ 354 299 | CZK 8 900 000

34.2 m<sup>2</sup>, Prague 4, Nusle, Boleslavova

Total area	34 m <sup>2</sup>
Garden	25 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	104683

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. The project was completed in December 2024 and the unit is move-in ready.

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

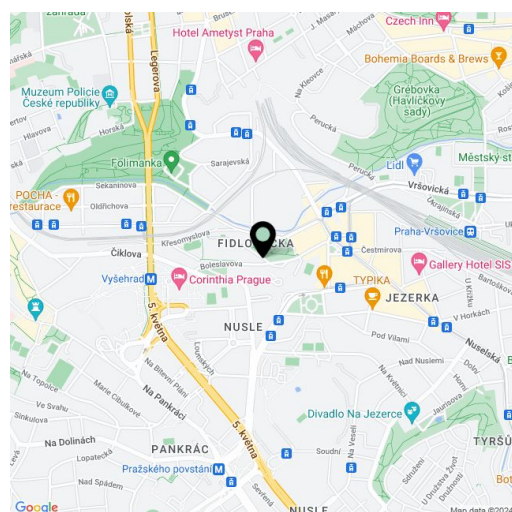
The units in the project are divided into six collections. This particular studio is part of the **Alex collection**. Facilities include high-quality LVT floors with a wooden decor and properties, large-format wall and floor tiles combined with mosaic tiles in neutral earth tones, Laufen and Kartell 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 34.2 m<sup>2</sup>, front garden 25.1 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).



\* 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.



# Apartment One-bedroom (2+kk)

€ 354 299 | CZK 8 900 000

34.2 m<sup>2</sup>, Prague 4, Nusle, Boleslavova

## BOLESLAVOVA 3

## 104

variabilní dispozice / ateliér  
1. podlaží  
34,2 m<sup>2</sup> + zahrada

Umístění v budově



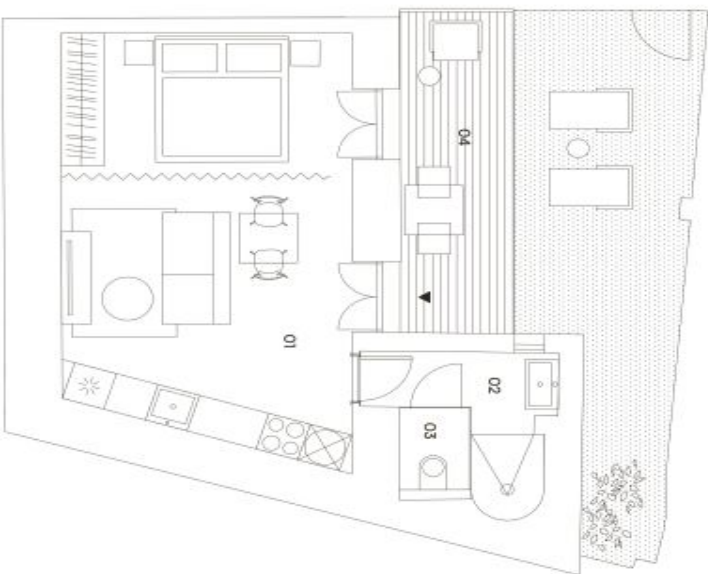
### Přehled ploch

01	obývací pokoj + ložnice	26,8 m <sup>2</sup>
02	koupelna	3,8 m <sup>2</sup>
03	wc	1 m <sup>2</sup>
	úžitná plocha	31,6 m <sup>2</sup>
	Svislá konstrukce	2,6 m <sup>2</sup>
	Podlahová plocha	34,2 m <sup>2</sup>
04	zahrada	26,1 m <sup>2</sup>
	Celková plocha	60,3 m <sup>2</sup>

### Technologie

Podlahové vytápění / rekupernace

Nabízené informace a údaje včetně grafických vyobrazení jsou pouze orientační a nezávazné. Zobrazení dispozice, výhledů a výměrů je pouze orientační a nezávazné. Za všechny grafické modely a projekce zodpovídá výhradně studio odborníků Svoboda & Williams s.r.o. pro Brno. Podrobnosti a podmínky je možné dohodnout na adrese: Svoboda & Williams s.r.o., Brno, Štefánikova 10, 60200.



KOLEJKA GARDEN LIVING

ALEX

ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICÍ, KTERÁ SE PŘIZPŮSOBÍ VÁM A VAŠIM POTŘEBÁM. NA ROZKVENETÉ PŘEZAHRAĐKĚ MŮŽETE ODPOČÍVAT, SLAVIT, ROZLIJMAT I ZAHRAĐNICIT.

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