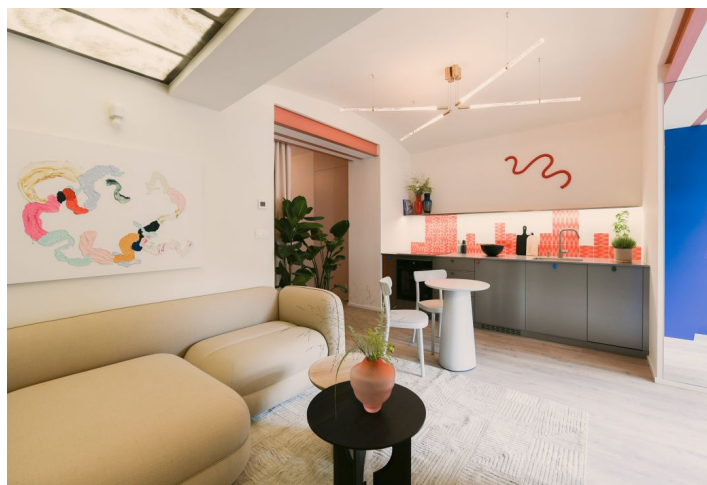
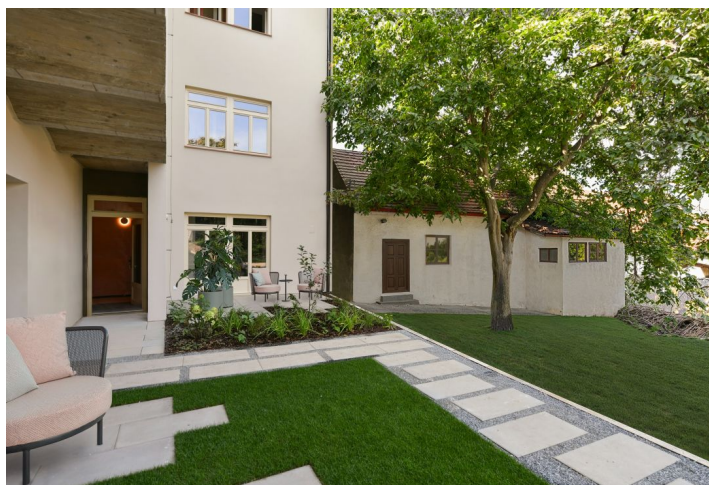
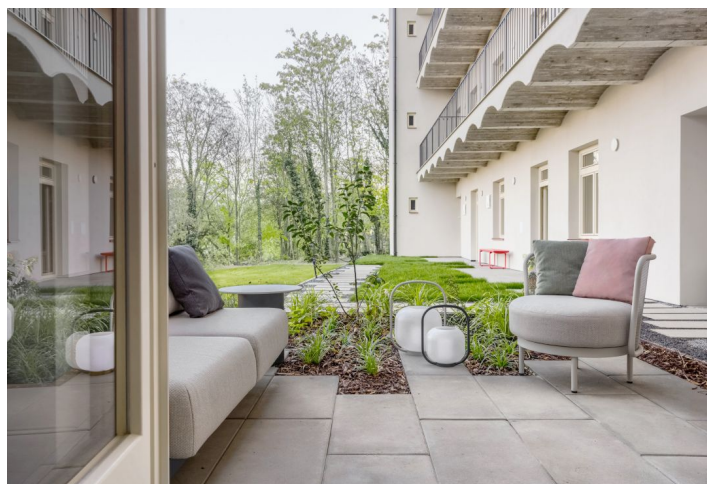
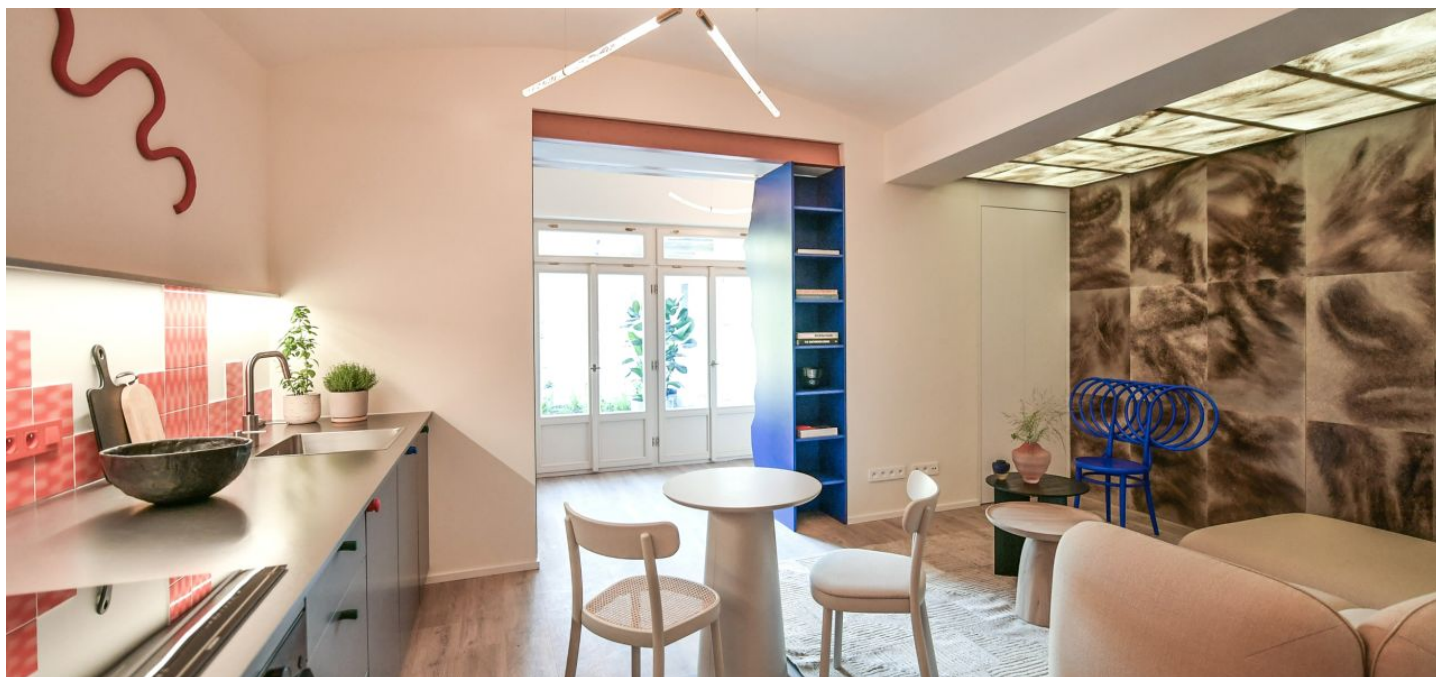




## Apartment One-bedroom (2+kk)

Sold

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





## Apartment One-bedroom (2+kk)

**Sold**45.1 m<sup>2</sup>, Prague 4, Nusle, Boleslavova

Total area	45 m <sup>2</sup>
Garden	20 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104684

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), separate toilet and a foyer with space for a built-in wardrobe. The living space is connected to an approximately **20-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**.

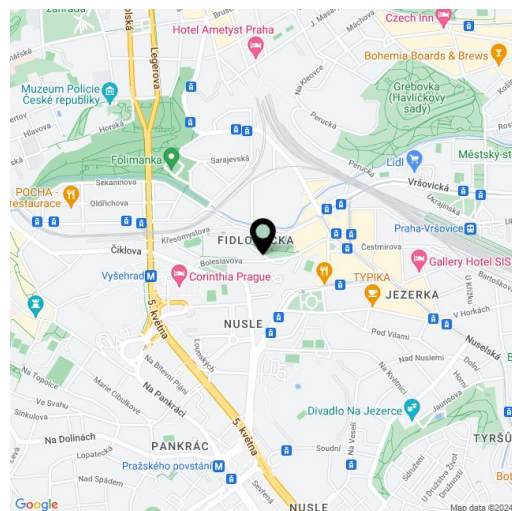
This very pleasant neighborhood is nestled between the **Na Fidlovačce** and **Křesomyslův Hájíček parks**, and **Folimanka Park** with sports fields and the large green areas of **historic Vyšehrad** are nearby. Several cafés and **sports and wellness centers** are located on the 26th floor of the Corinthia 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 45.1 m<sup>2</sup>, front garden 20.2 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.



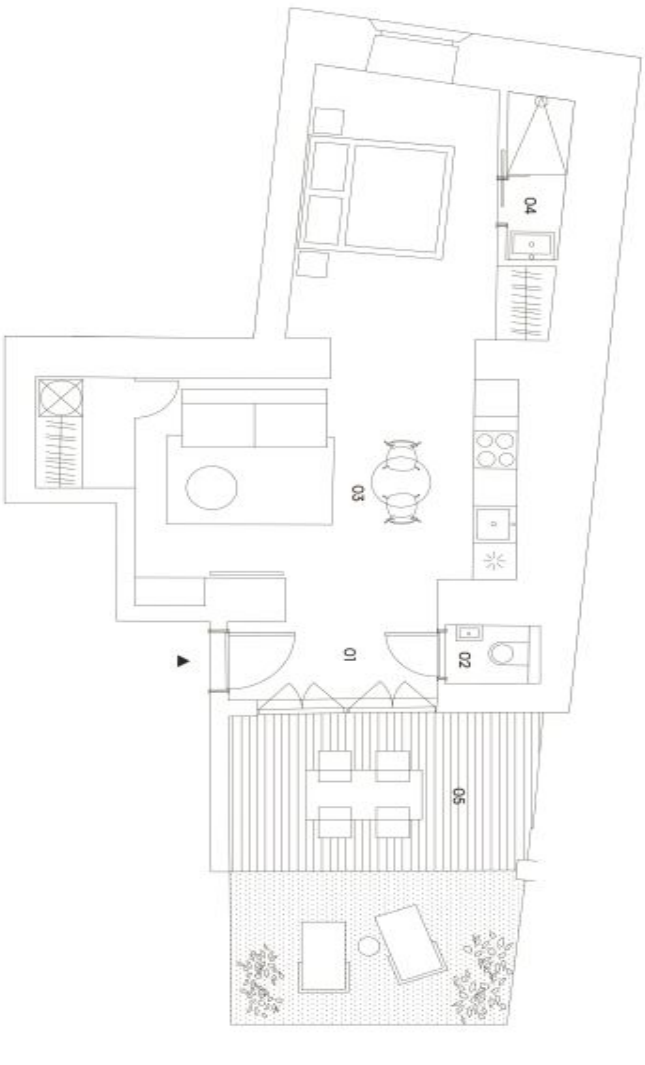


# Apartment One-bedroom (2+kk)

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

Sold

## BOLESLAVOVA 3



CastleRock  
Investments

KOLEJCE GARDEN LIVING

**ALEX**

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

## 101

variabilní dispozice / ateliér  
1. podlaží  
45,1 m<sup>2</sup> + zahrada

Umístění v budově



### Přehled ploch

01 předstřh	3,8 m <sup>2</sup>
02 wc	1,1 m <sup>2</sup>
03 obývací pokoj + ložnice	34,7 m <sup>2</sup>
04 koupelna	1,9 m <sup>2</sup>
Užitná plocha	41,5 m <sup>2</sup>
Svislá konstrukce	3,6 m <sup>2</sup>
Podlahová plocha	45,1 m <sup>2</sup>
05 zahrada	20,2 m <sup>2</sup>
Celková plocha	65,3 m <sup>2</sup>

### Technologie

Podlahové vytápění / rekuperace

Všechny informace a údaje o této nabídce poskytují vyfotografovanou podobu stavby a její  
kvalitativní charakter, nejsou závazné a nejsou vylučovány ani vzhledem ke skutečnému stavu.  
Za všechny podrobné informace a poskytnutí vyfotografovanou podobu stavby a její kvality  
a o výstavbu prací na stavbě, Prosíme kontaktovat makléře a makléřku s adrese: svoboda-williams  
sro@cw.com, svoboda-williams.com, (420)224 281 281

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