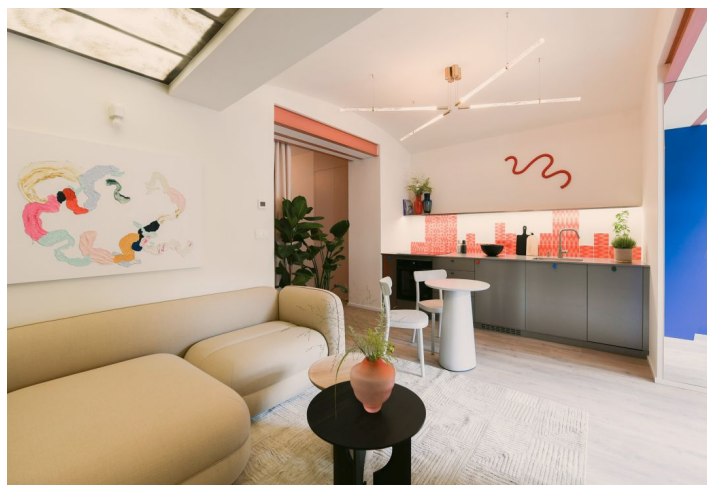
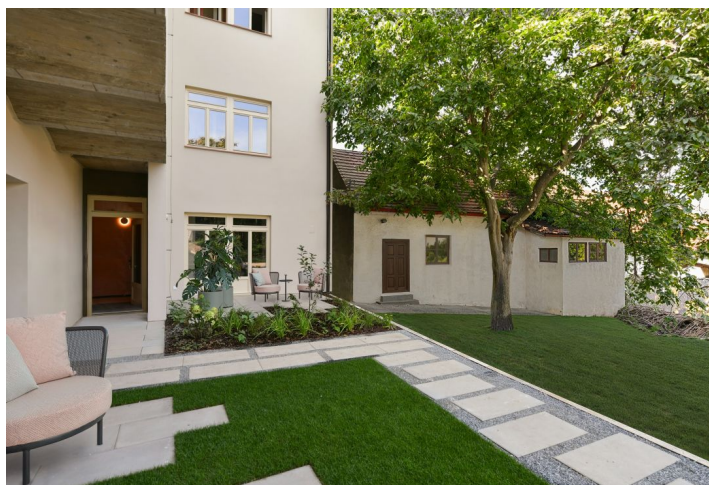
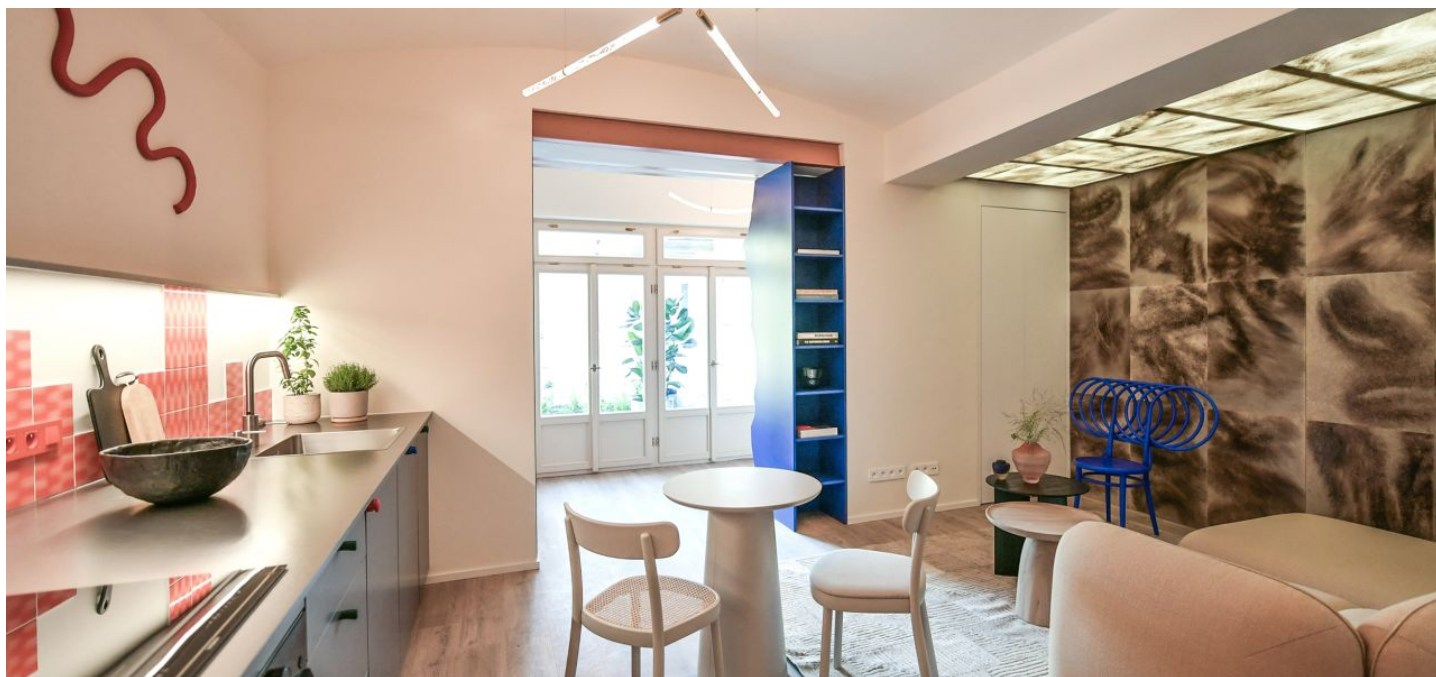




Apartment One-bedroom (2+kk)

€ 378 185 | CZK 9 500 000

45.1 m², Prague 4, Nusle, Boleslavova





Apartment One-bedroom (2+kk)

€ 378 185 | CZK 9 500 000

45.1 m², Prague 4, Nusle, Boleslavova

Total area	45 m ²
Garden	20 m ²
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**.

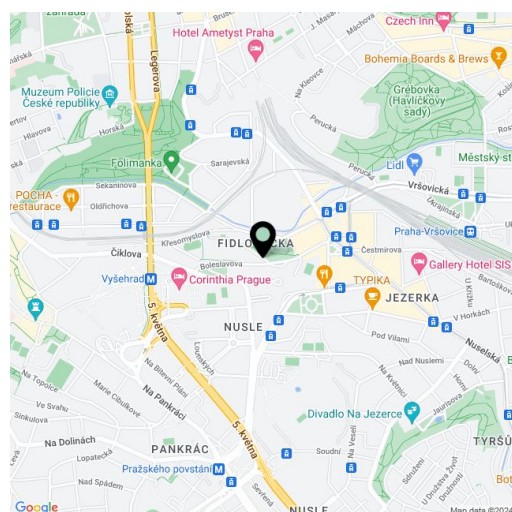
This very pleasant neighborhood is nestled between the **Na Fidlovačce** and **Křesomyslův Hájíček parks**, and **Folimanka Park** with sports fields and the large green areas of **historic Vyšehrad** are nearby. Several cafés and **sports and wellness centers** are located on the 26th floor of the Corinthia 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 m², front garden 20.2 m².

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.



* 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)

€ 378 185 | CZK 9 500 000

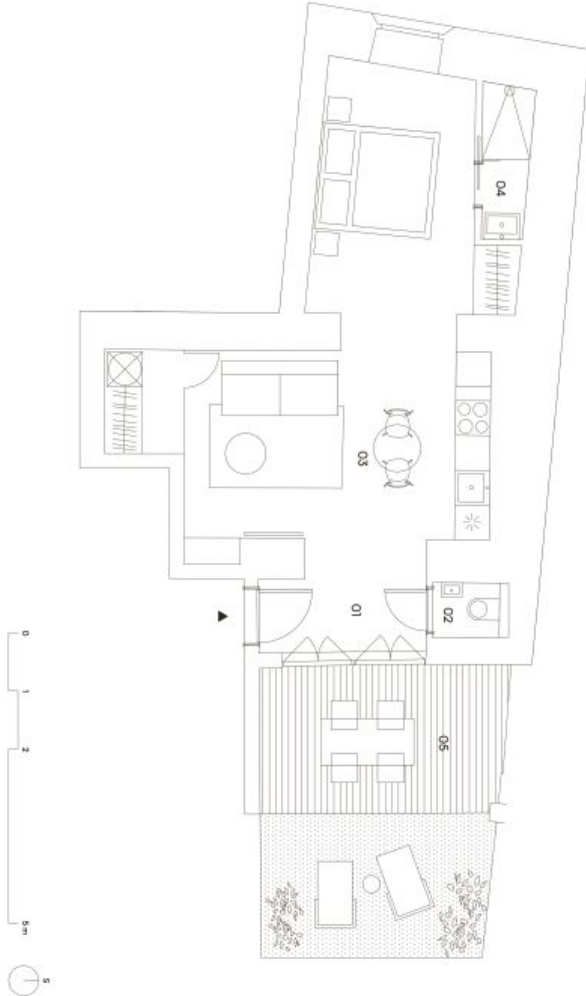
45.1 m², Prague 4, Nusle, Boleslavova

BOLESLAVOVA 3

CastleRock
Investments



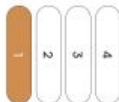
KOLEKCE GARDEN LIVING
ALEX
ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICÍ, KTERÁ SE PŘIZPŮSOBÍ
VÁM A VÁŠIM POTŘEBÁM. NA ROZKVETLE PŘEDZAHRADĚ MŮŽETE ODPOČÍVAT,
SLAVIT, ROZLIJMATI I ZAHRAJNOČIT.



101

variabilní dispozice / ateliér
1. podlaží
45,1 m² + zahrada

Umístění v budově



Přehled ploch

01 předstih	3,8 m ²
02 wc	1,1 m ²
03 obývací pokoj + ložnice	34,7 m ²
04 koupelna	1,9 m ²
Užitná plocha	41,5 m ²
Stělní konstrukce	3,6 m ²
Podlahová plocha	45,1 m ²
06 zahrada	20,2 m ²
Celková plocha	65,3 m ²

Technologie

Podlahové vytápění / rekuperece

Všechny informace a údaje uvedené v tomto inzerátu mají charakter pouze orientační. Zde uvedený podrobný popis je poskytnut pro obecné seznámení. Každý zájemce o tuto nemovitost je prosbujeme, aby se obrátil na makléře, který je zodpovědný za správnost všech údajů. Makléřská společnost Svoboda & Williams s.r.o. (IČO: 25002173) | Svoboda & Williams s.r.o. (IČO: 25002173)

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