



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	37 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104690

This amazingly bright apartment 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.

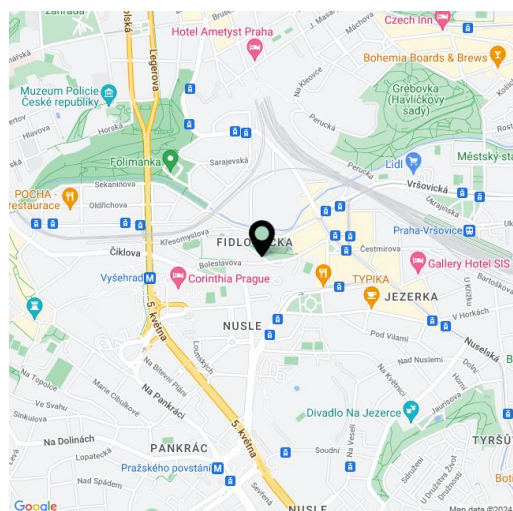
The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (**walk-in shower**), separate toilet, and a foyer with space for a built-in wardrobe. Both rooms have **south-facing** windows overlooking a **quiet garden with mature greenery**.

The units in the project are divided into **six collections**. This particular apartment is part of the **Josephine 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 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 Syнкů Square (where a line D metro station will be built) are within easy walking distance.

Floor area 37.4 m<sup>2</sup>.

Possibility to purchase a storage space at extra cost.



\* 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.



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Sold

## BOLESLAVOVA 3

## 205

2+kk  
2. podlaží  
37,4 m<sup>2</sup>

Umístění v budově



### Přehled ploch

01 předstih	3,8 m <sup>2</sup>
02 wc	1 m <sup>2</sup>
03 kuchyně + obývací pokoj	13,1 m <sup>2</sup>
04 ložnice	12,9 m <sup>2</sup>
05 koupelna	2 m <sup>2</sup>
Užitná plocha	32,8 m <sup>2</sup>

Svislá konstrukce	4,6 m <sup>2</sup>
Podlahová plocha	37,4 m <sup>2</sup>
Celková plocha	37,4 m <sup>2</sup>

### Technologie

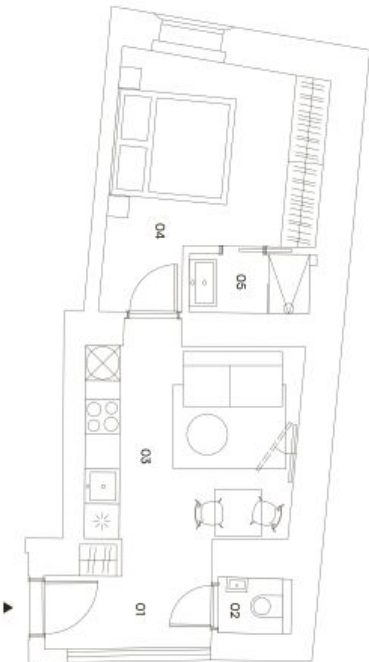
Podlahové vytápění

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CastleRock  
Investments



KOLEJKA BOUTIQUE LIVING  
**JOSEPHINE**  
JOSEPHINE JE ČTYŘTE ŘEŠENÝ APARTMÁN S VELKÝMI PRAHODUŠKÝMI OKNY,  
KTERÉ DOVŮLÍ PRŮSTUP PÁPRSKY S LUCEM PO CELÝ ROK.



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