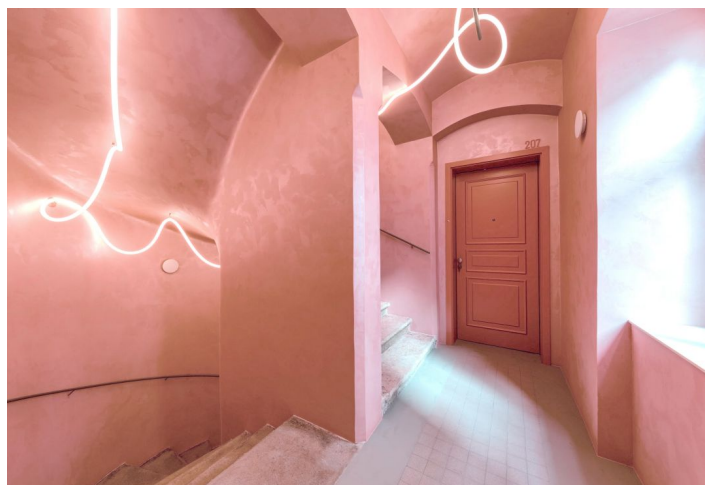
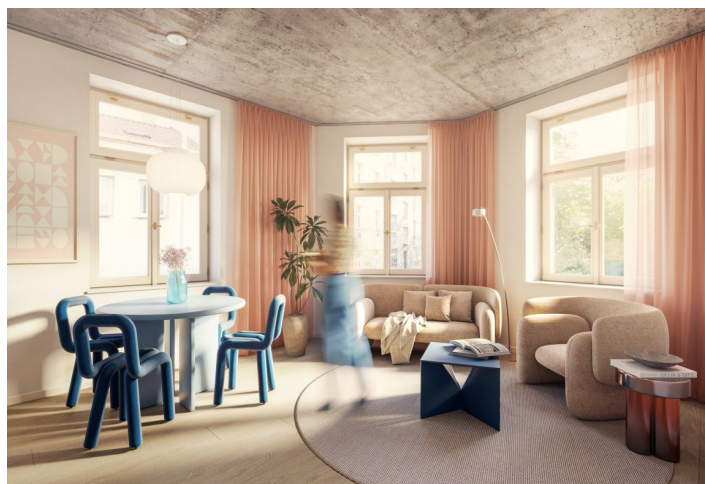
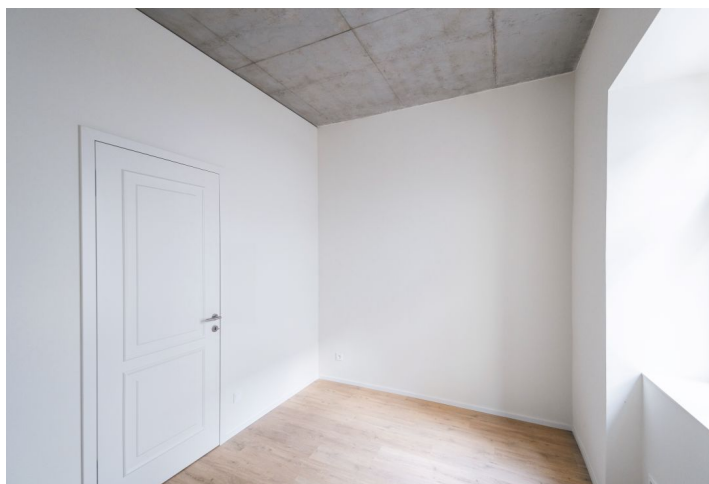




Apartment Two-bedroom (3+kk)

€ 511 803 | CZK 12 900 000

63.2 m², Prague 4, Nusle, Boleslavova





Apartment Two-bedroom (3+kk)

€ 511 803 | CZK 12 900 000

63.2 m², Prague 4, Nusle, Boleslavova

Total area	63 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104691

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

The area of the apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom (**walk-in shower**), separate toilet, and a foyer with space for a built-in wardrobe. A living room and one of the bedrooms have **south-facing** windows overlooking a **quiet one-way street**.

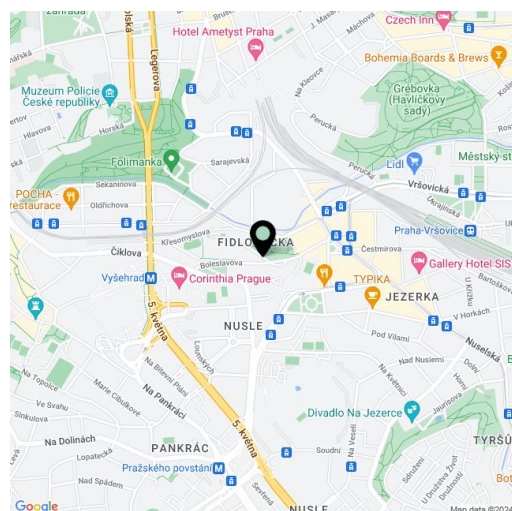
The units in the project are divided into **six collections**. This particular apartment is part of the **Jacqueline collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **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 63.2 m².

Possibility to purchase a storage space at extra cost.

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.

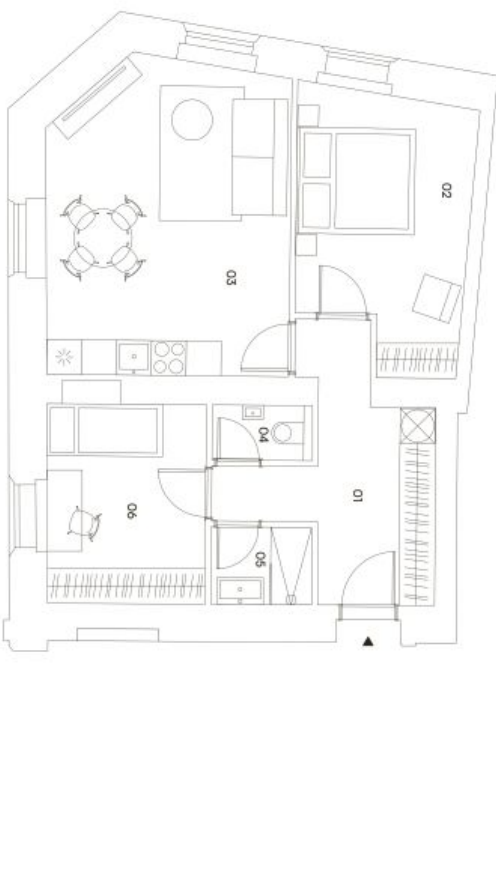


Apartment Two-bedroom (3+kk)

€ 511 803 | CZK 12 900 000

63.2 m², Prague 4, Nusle, Boleslavova

BOLESLAVOVA 3



CastleRock
Investments

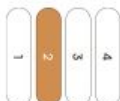


KOLEJKA BOUTIQUE LIVING
JOSEPHINE
JOSEPHINE JE ČENTRÉ ŘESENÍ APARTMÁN S VELKÝMI FRAKOUZSKÝMI OKNY,
KTERÉ DUVNITĚ PROPÚSTĚJÍ PÁPRSKY SLUNCE PRO ČEV ROK.

206

3+kk
2. podlaží
63,2 m²

Umístění v budově



Přehled ploch

01 předstih	10,1 m ²
02 ložnice	12,8 m ²
03 kuchyně + obývací pokoj	21,8 m ²
04 wc	1,4 m ²
05 koupelna	2,1 m ²
06 pokoj	9,6 m ²
Užitná plocha	57,8 m ²

Srdle konstrukce	5,4 m ²
Podlahová plocha	63,2 m ²
Celková plocha	63,2 m²

Technologie

Podlahové vytápění

Všechny informace a údaje uvedené poskytl poskytovatel informací a není
zárukou jejich přesnosti, úplnosti a včasnosti. Všechny údaje jsou
zobrazeny pouze pro informaci a nejsou zárukou. Pro více informací
kontaktujte Svoboda & Williams s.r.o. nebo Christie's International Real Estate
Slovakia s.r.o. Bratislava, tel. +421 948 939 938

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