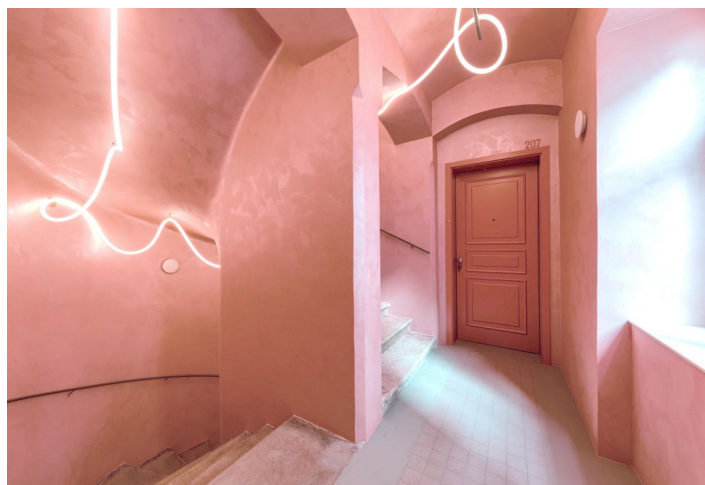
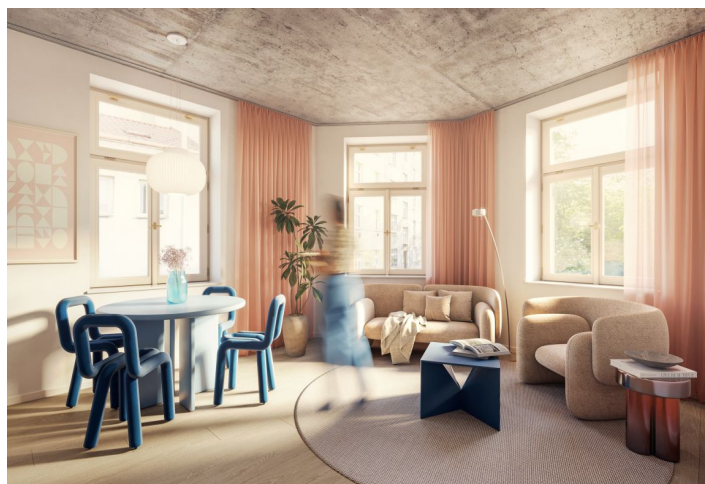
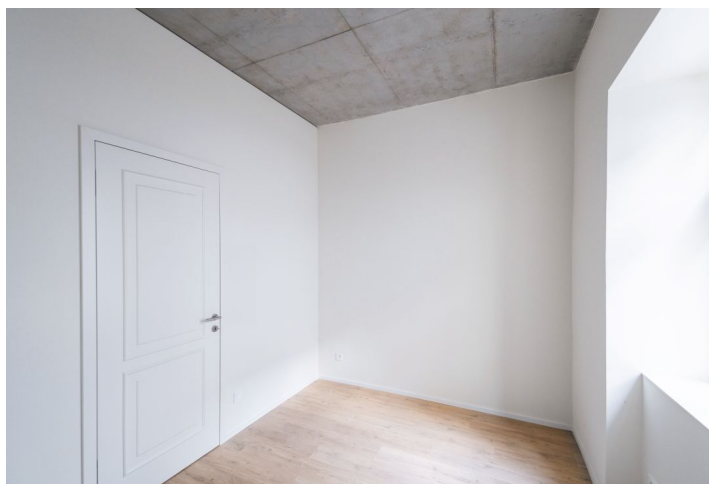




## Apartment Two-bedroom (3+kk)

€ 513 535 | CZK 12 900 000

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





## Apartment Two-bedroom (3+kk)

€ 513 535 | CZK 12 900 000

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

Total area	63 m <sup>2</sup>
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. Expected completion by the end of 2024.

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**.

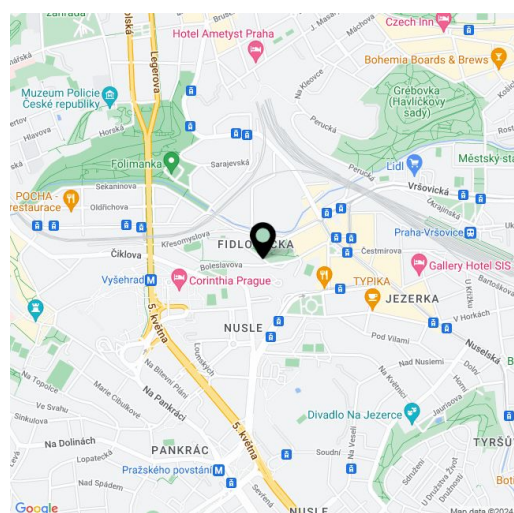
The units in the project are divided into **six collections**. This particular apartment is part of the **Jacqueline collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **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 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 63.2 m<sup>2</sup>.

Possibility to purchase a storage space at extra cost.

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.

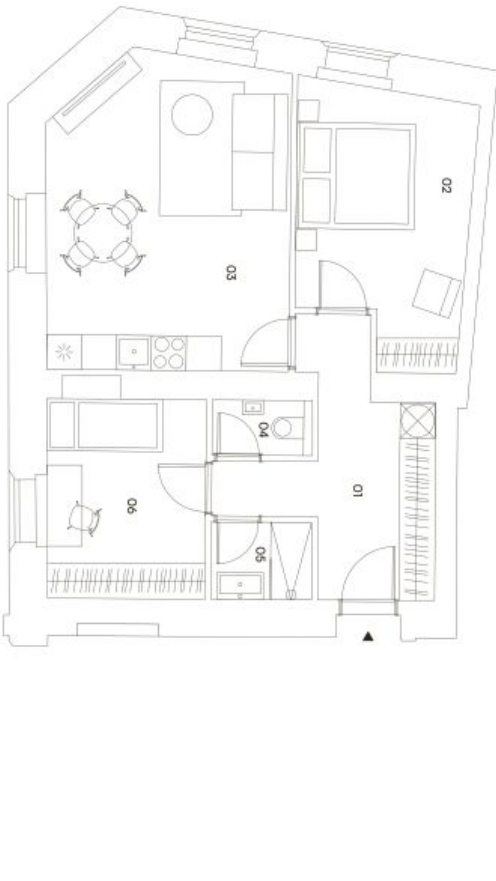


## Apartment Two-bedroom (3+kk)

€ 513 535 | CZK 12 900 000

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

## BOLESLAVOVA 3

CastleRock  
Investments

KOLEKCE BOUTIQUE LIVING

JOSEPHINE

JOSEPHINE JE ČENTŘE ŘEŠENÝ APARTMÁN S VELKÝMI FENOMÉNSKÝMI OKNY,  
KTERÉ DUVNITĚ PROPÚSTĚJÍ PÁPRSKY SLUNCE PRO ČEVŮ ROK.

206

3+kk  
2. podlaží  
63,2 m<sup>2</sup>

Umístění v budově



## Přehled ploch

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

Stěže konstrukce

Podlahová plocha

Celková plocha

5,4 m <sup>2</sup>
63,2 m <sup>2</sup>
63,2 m <sup>2</sup>

## Technologie

Podlahové vytápění

Všechny prvky a součásti jsou vybaveny kvalitními materiály a mají dlouhou životnost. Všechny prvky a součásti jsou vybaveny kvalitními materiály a mají dlouhou životnost. Všechny prvky a součásti jsou vybaveny kvalitními materiály a mají dlouhou životnost.

ekologické zastoupení  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE