



Apartment Two-bedroom (3+kk)

€ 626 860 | CZK 15 800 000

71.3 m², Prague 4, Nusle, Boleslavova



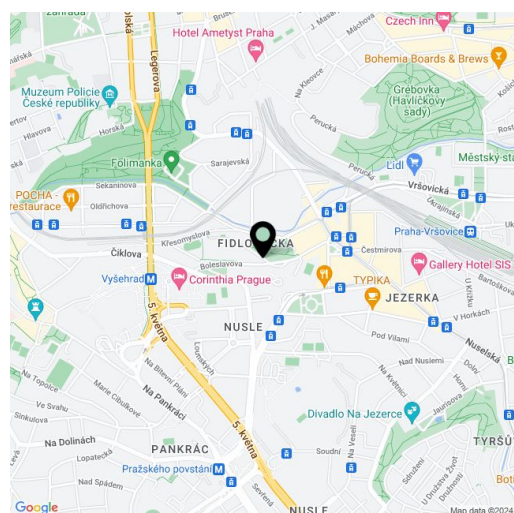


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Total area	87 m ²
Floor area*	71 m ²
Balcony	16 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104692



* 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.

This beautifully lit duplex apartment with two balconies and direct entrance from the street is located on the 1st and 2nd floors 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 by bike along a safe bike path. The project was completed in December 2024 and the unit is move-in ready.

The entrance level of the apartment consists of an open living space with a preparation for a kitchen, a bathroom with an interesting semi-circular shower, a separate toilet, and a foyer. A staircase leads to a private area where there are 2 bedrooms, one with an en-suite bathroom. The living room has access to one balcony, and both bedrooms have access to the second balcony. The balconies face a quiet garden with mature greenery.

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 71.3 m², balconies 15.8 m².

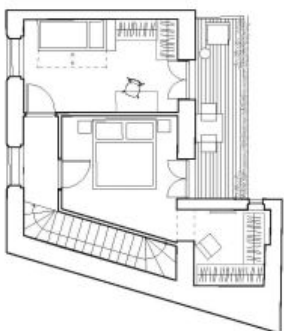
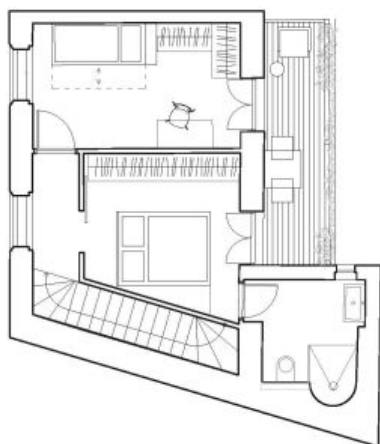
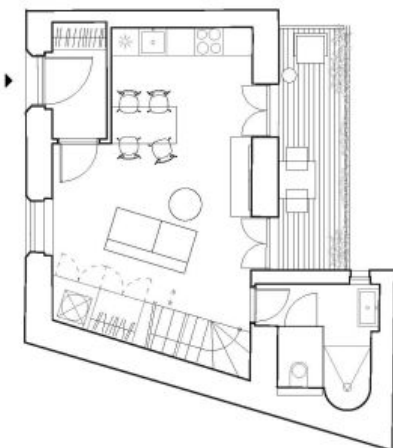
Possibility to purchase a storage space at extra cost.

For more information, please visit the project website www.boleslavova3.cz.



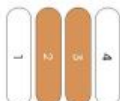
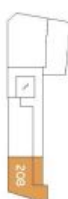
BOLESLAVOVA 3

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KOLEJKE MAISONETTE LIVING:
MATHILDE
MATHILDE JE JEDINEČNÝ KOLESEK, JAKO MEZONET SE ROZKLÁDÁ NA PŮSOŠE DVOU PATER, DÍKY ČEMU JE JESTĚ VÍCE VZDUŠNĚJŠÍ A JESTĚ VÍCE PROSTORNĚJŠÍ, TY NELEPŠÍ VĚCI PŘICHÁZÍ VE DVOU DVE KOUPELNY DVA VELKÉ BALKONY.

CastleRock
Investments



3+kk / mezonet
2. a 3. podlaží
71,3 m² + balkony

Umístění v budově

Přehled ploch

01 předstřih	3 m²
02 kuchyň + obývací pokoj	27,4 m²
03 koupelna	3,8 m²
04 wc	1 m²
05 předstřih	2,4 m²
06 pokoj	10,8 m²
07 koupelna	5 m²
08 ložnice	12 m²
Užitná plocha	65,4 m²
Svítlé konstrukce	5,9 m²
Podlahová plocha	71,3 m²
09 balkon	7,9 m²
10 balkon	7,7 m²
Celková plocha	86,9 m²

Technologie

Podlahové vytápění

Podlahové vytápění je systém, který umožňuje rovnoměrně rozložit teplo po celé ploše podlahy. Tento systém je ideální pro vytápění interiéru a poskytuje vysokou účinnost a komfort. Systém je integrován do podlahy a umožňuje snadnou údržbu a opravu.

exkluzivní zastoupení

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE