



## Apartment One-bedroom (2+kk)

€ 283 744 | CZK 7 200 000

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





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Total area	38 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104693

This amazingly bright apartment is located on the 2nd 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**.

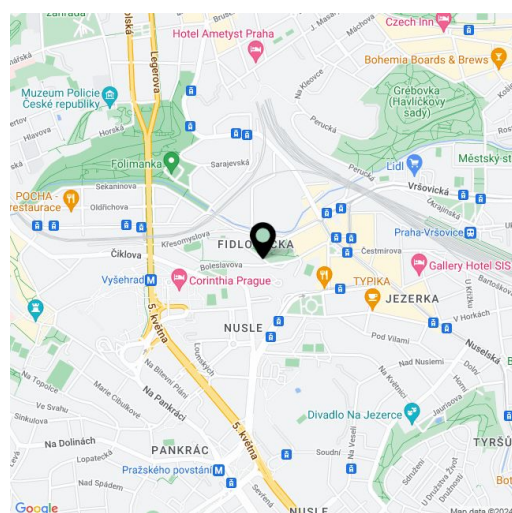
The units in the project are divided into six collections. This particular apartment is part of the **Josephine collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **Laufen 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 **Foimanka 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 37.5 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.





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## BOLESLAVOVA 3

### 309

2+kk  
3. podlaží  
37,5 m<sup>2</sup>

Umístění v budově



#### Přehled ploch

01 předstih	3,7 m <sup>2</sup>
02 wc	1 m <sup>2</sup>
03 kuchyně + obývací pokoj	13,6 m <sup>2</sup>
04 ložnice	13,2 m <sup>2</sup>
05 koupelna	2,1 m <sup>2</sup>
Užitná plocha	33,6 m <sup>2</sup>

Svislá konstrukce	3,9 m <sup>2</sup>
Podlahová plocha	37,5 m <sup>2</sup>
Celková plocha	37,5 m <sup>2</sup>

#### Technologie

Podlahové vytápění

Uzávěrka informací a jejich vydání poskytl vyhledávací systém svoboda&williams s.r.o. Informace nejsou ověřeny a mohou být neaktuální. Pro další informace kontaktujte svoboda&williams s.r.o. nebo Christie's International Real Estate. Zpracováno podle údajů poskytnutých vlastníkem nemovitého majetku. Christie's International Real Estate je členem skupiny společností Christie's International Real Estate Group. Christie's International Real Estate je členem skupiny společností Christie's International Real Estate Group. Christie's International Real Estate je členem skupiny společností Christie's International Real Estate Group.



KOLEJKA BOUTIQUE LIVING  
**JOSEPHINE**  
JOSEPHINE JE ČENTŘE ŘEŠENÝ APARTMÁN S VELKÝMI PŘAMOUZSKÝMI OKNY,  
KTERÉ DUVNITĚ PROPUSŤUJÍ PÁPRSKY SLUNCE PO CELÝ ROK.

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