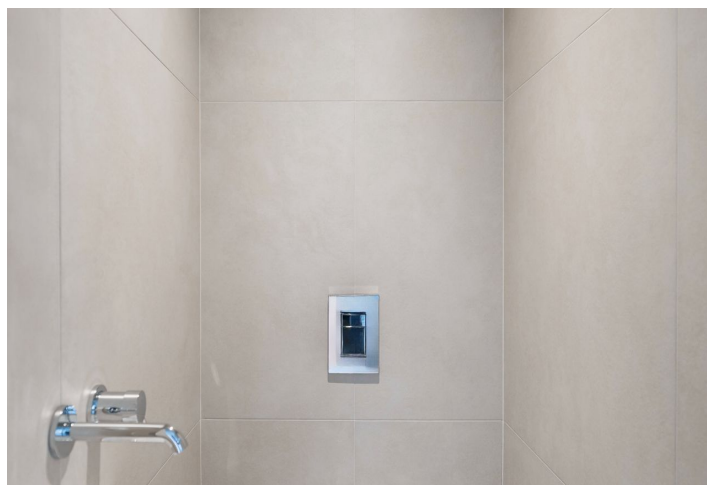




Apartment One-bedroom (2+kk)

€ 285 431 | CZK 7 200 000

37.5 m², Prague 4, Nusle, Boleslavova





Apartment One-bedroom (2+kk)

€ 285 431 | CZK 7 200 000

37.5 m², Prague 4, Nusle, Boleslavova

Total area	38 m ²
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**.

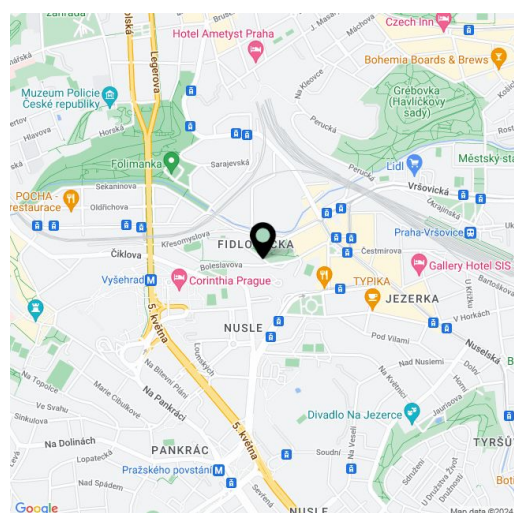
The units in the project are divided into **six collections**. This particular apartment is part of the **Josephine collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **Laufen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



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BOLESLAVOVA 3

309

2+kk
3. podlaží
37,5 m²

Umístění v budově



Přehled ploch

01 předstih	3,7 m²
02 wc	1 m²
03 kuchyně + obývací pokoj	13,6 m²
04 ložnice	13,2 m²
05 koupelna	2,1 m²
Užitná plocha	33,6 m²

Svislá konstrukce	3,9 m²
Podlahová plocha	37,5 m²
Celková plocha	37,5 m²

Technologie

Podlahové vytápění

Uzávěrná příloha k inzerátu, která obsahuje základní informace o nemovlosti, která je předmětem inzerce. Její obsah je závazný pro všechny účastníky transakce. Pro více informací kontaktujte makléře. Za obsah přílohy zodpovídá poskytovatel informací o nemovlosti. Christie's International Real Estate, s.r.o. IČO: 14202313



KOLEKCE BOUTIQUE LIVING
JOSEPHINE
JOSEPHINE JE ČENTŘE ŘESENÝ APARTMÁN S VELKÝMI PŘAMOUZSKÝMI OKNY,
KTERÉ DUVNITŘI PŘI PŘÍPRAVĚ PŘI PŘÍPRAVĚ PŘI PŘÍPRAVĚ PŘI PŘÍPRAVĚ

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