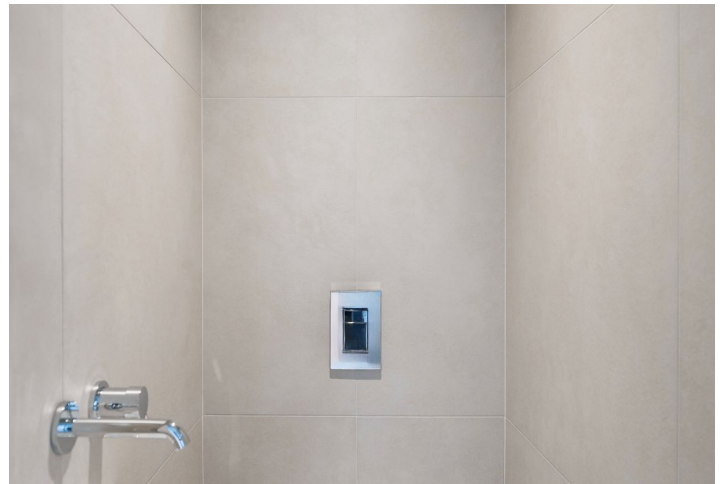




Apartment One-bedroom (2+kk)

Sold

37.5 m², Prague 4, Nusle, Boleslavova





Apartment One-bedroom (2+kk)

Sold37.5 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**.

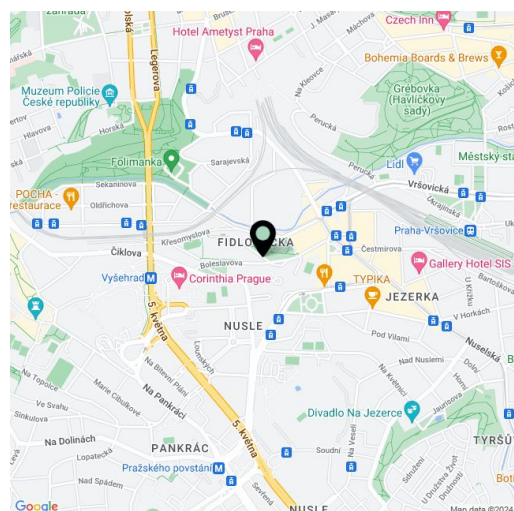
The units in the project are divided into six collections. This particular apartment is part of the **Josephine collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **Laufen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



Apartment One-bedroom (2+kk)

37.5 m², Prague 4, Nusle, Boleslavova

Sold

BOLESLAVOVA 3

309

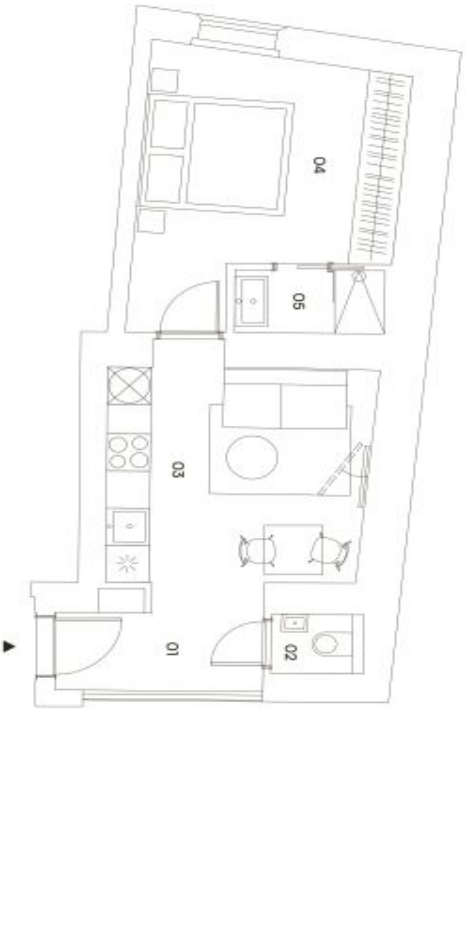
2+kk
3. podlaží
37,5 m²

Umístění v budově



Přehled ploch

01 předstíh	3,7 m ²
02 wc	1 m ²
03 kuchyň + obývací pokoj	13,6 m ²
04 ložnice	13,2 m ²
05 koupelna	2,1 m ²
Užitná plocha	33,6 m ²



Svítlá konstrukce 3,9 m²

Podlahová plocha 37,5 m²

Celková plocha 37,5 m²

Technologie

Podlahové vytápění

Všechny informace a údaje včetně grafických vyobrazení jsou pouze orientační a nepřijímají se jako záruka. Všechny údaje mohou být v závislosti na stavu objektu a jeho vybavení a vybavení na stavbu měnící. Za obsah a přesnost informací a poskytnutých výzev nelze akceptovat odpovědnost. Christies je výhradně poskytovatelem informací. Podlahová plocha je součástí daňového základu. 30/2023 Sb. Účinnosti od 1/1/2024



KOLEKCE BOUTIQUE LIVING

JOSEPHINE

JOSEPHINE JE CHYTRÉ ŘEŠENÍ APARTMÁN S VELKÝMI FRANCOUZSKÝMI OKNY,
KTERÉ DOPNĚNÍM PŘI PŘÍPADOVÝM PÁNSKÝM SLUNCE PO CELÝ ROK.

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