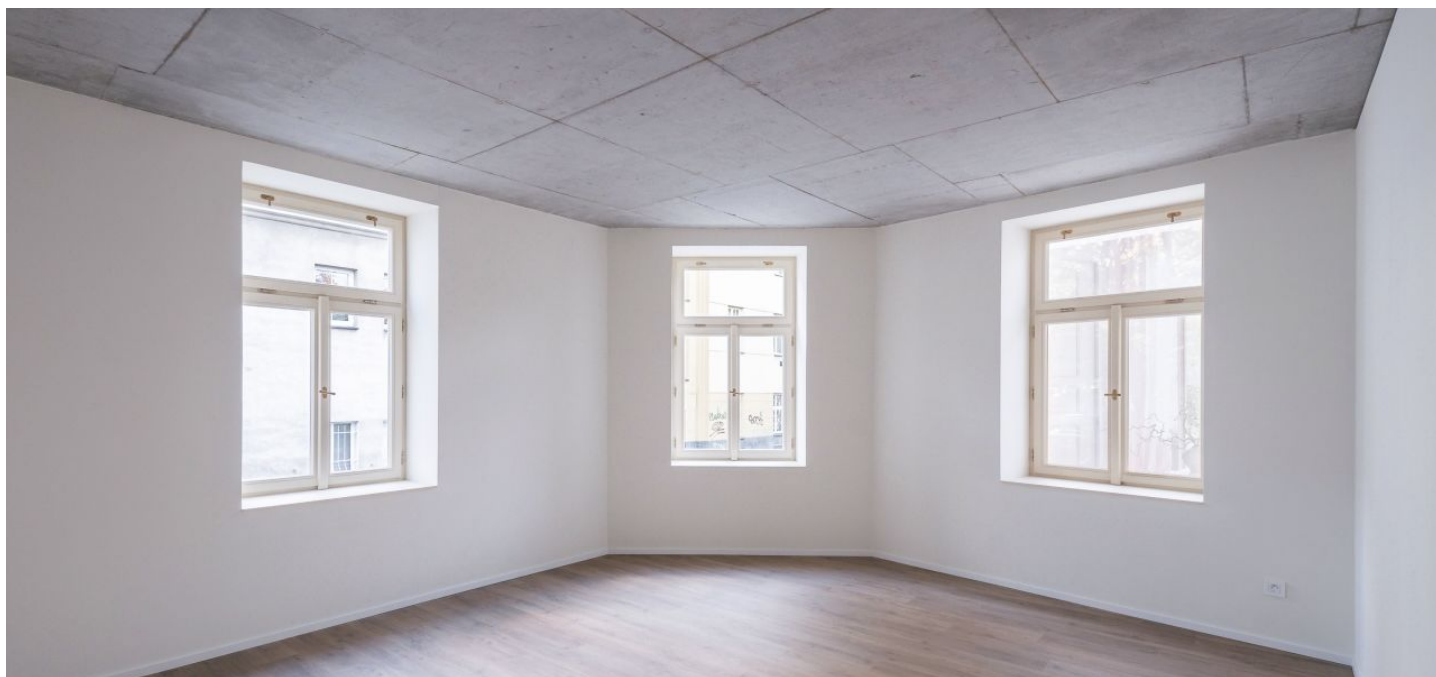




Apartment Two-bedroom (3+kk)

€ 471 754 | CZK 11 900 000

66.3 m², Prague 4, Nusle, Boleslavova





Apartment Two-bedroom (3+kk)

€ 471 754 | CZK 11 900 000

66.3 m², Prague 4, Nusle, Boleslavova

Total area	66 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104694

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, 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**.

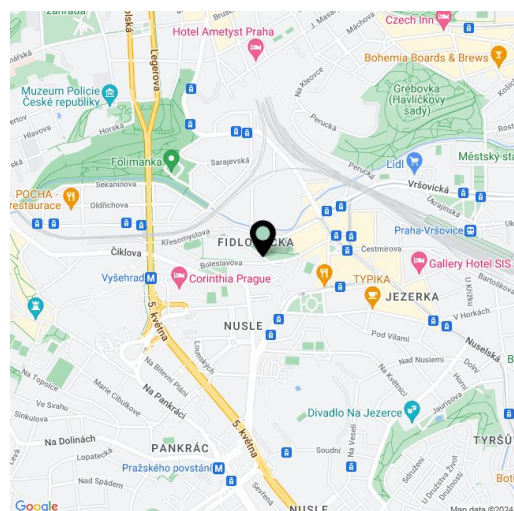
The units in the project are divided into six collections. This particular apartment is part of the **Jacqueline collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **Laufen 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 66.3 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.

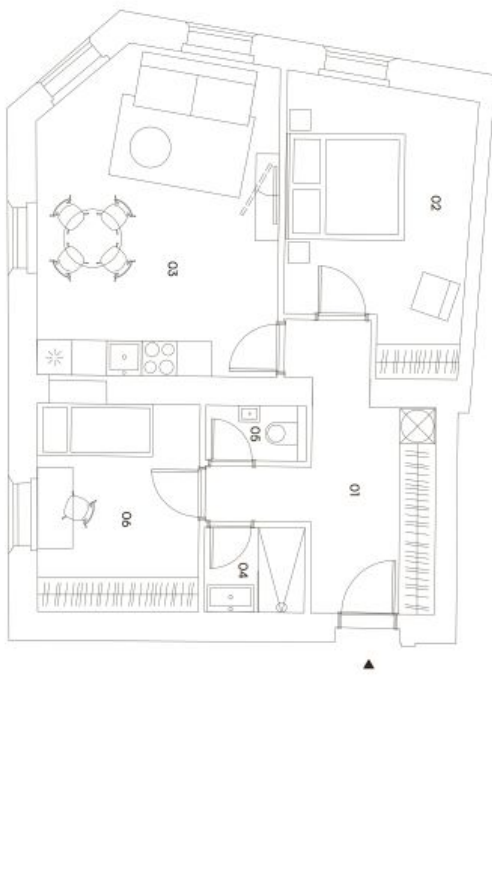


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BOLESLAVOVA 3



KOLEKCE BOUTIQUE LIVING
JOSEPHINE
JOSEPHINE JE ČISTĚ REKONŠTŘOVANÝ APARTMÁN S VELKÝMI PŘEHLEDZOVÝMI OKNY,
KTERÉ DOVŮLÍ PRŮPUSŤET PÁPRASKY SLUNCE PRO ČEVŮ ROK.

CastleRock
Investments

310

3+kk
3. podlaží
66,3 m²

Umístění v budově



Přehled ploch

01 předstíh	11,1 m ²
02 ložnice	13,9 m ²
03 kuchyně + obývací pokoj	22 m ²
04 koupelna	2,3 m ²
05 wc	1,4 m ²
06 pracovna	10,1 m ²
Užitná plocha	60,8 m ²
Stěže konstrukce	5,5 m ²
Podlahová plocha	66,3 m ²
Celková plocha	66,3 m ²

Technologie

Podlahové vytápění

Všechny informace a údaje uvedené v tomto inzerátu představují pouze orientační údaje. Informace nejsou zárukou, nejsou závazné a nejsou smlouvou. Za všechny podrobnosti a podmínky je třeba se obrátit na zástupce Svoboda & Williams, kteří jsou k dispozici na telefonním čísle +420 257 328 281. Smlouva číslo: SW/2024/310. Březen 2024.

exkluzivní zástupci
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE