

Apartment One-bedroom (2+kk)

€ 367 853 | CZK 9 200 000

34.2 m², Prague 4, Nusle, Boleslavova

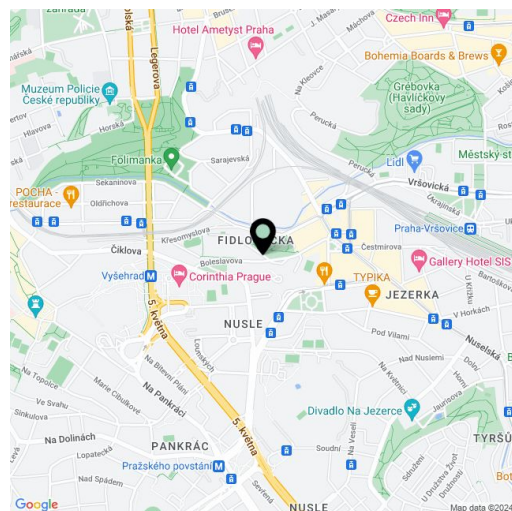


Apartment One-bedroom (2+kk)

€ 367 853 | CZK 9 200 000

34.2 m², Prague 4, Nusle, Boleslavova

| | |
|------------------|-------------------|
| Total area | 34 m ² |
| Garden | 25 m ² |
| Parking | - |
| Cellar | - |
| PENB | G |
| Reference number | 104683 |



* 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 new semi-residential unit with a front garden is located in a boutique residential project with 15 unique apartments and creatively designed common areas. Originally a tenement house from the 1930s, it stands in a green part of Prague 4 - Nusle, located near 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 practical layout of the unit consists of a living space with a preparation for a kitchen, a bathroom (walk-in shower, toilet), separate toilet, and a foyer with space for a built-in wardrobe. The living space is connected to an approximately **30-meter garden terrace**.

The units in the project are divided into six collections. This particular studio is part of the **Alex collection**. Facilities include **custom-made kitchen**, **high-quality LVT floors** with 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 34.2 m², front garden 25.1 m².

Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.

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

Apartment One-bedroom (2+kk)

€ 367 853 | CZK 9 200 000

34.2 m², Prague 4, Nusle, Boleslavova

BOLESLAVOVA 3

104

variabilní dispozice / ateliér
1. podlaží
34,2 m² + zahrada

Umístění v budově



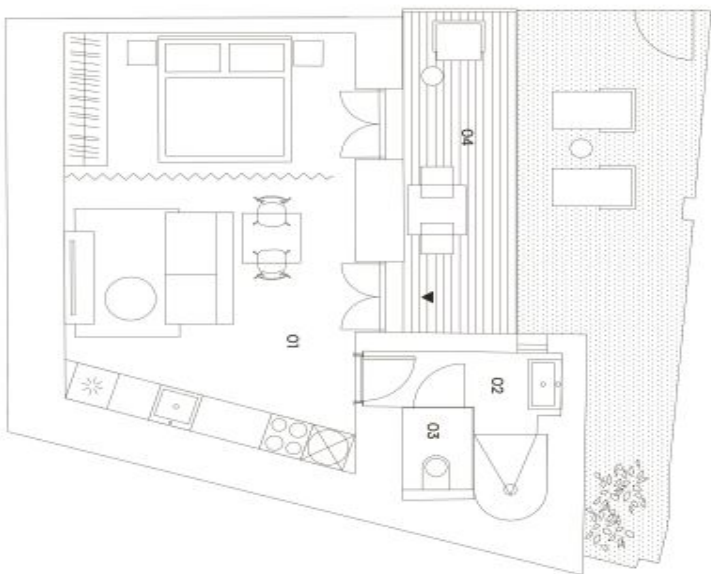
Přehled ploch

| | | |
|----|-------------------------|---------------------|
| 01 | obývací pokoj + ložnice | 26,8 m ² |
| 02 | koupelna | 3,8 m ² |
| 03 | wc | 1 m ² |
| | Užitná plocha | 31,6 m ² |
| | Svislá konstrukce | 2,6 m ² |
| | Podlahová plocha | 34,2 m ² |
| 04 | zahrada | 26,1 m ² |
| | Celková plocha | 60,3 m ² |

Technologie

Podlahové vytápění / rekuperace

Nákladní informace a údaje, včetně grafických vyobrazení jsou pouze orientační a nezávazné. Zobrazení dispozice, výhledů a výhledů je pouze orientační a nezávazné. Za všechny poskytnuté informace poskytovatel odpovídá výhradně osobně odpovědně. Ověřte si všechny údaje před uzavřením smlouvy. Podpisová stránka je součástí každého návrhu. SVOBODA & WILLIAMS s.r.o. (S410224)



KOLEJCE GARDEN LIVING

ALEX

ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICÍ, KTERÁ SE PŘIZPŮSOBÍ VÁM A VAŠIM POTŘEBÁM. NA ROZKVENTÉ PŘEZAHRADE MŮŽETE ODPOČÍVAT, SLAVIT, ROZLIJMAT I ZAHRADNÍČIT.



CastleRock
Investments

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