Apartment One-bedroom (2+kk)

Sold

45.1 m², Prague 4, Nusle, Boleslavova













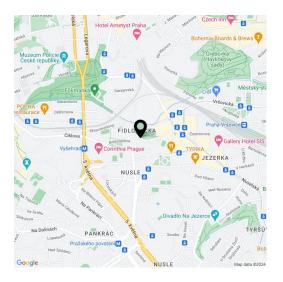


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Total area	45 m²
Garden	20 m²
Parking	
Cellar	-
PENB	С
Reference number	104684



* 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. Expected completion by the end of 2024.

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 20-meter garden terrace.

The units in the project are divided into six collections. This particular studio is part of the **Alex collection**. Facilities include **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 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 45.1 m², front garden 20.2 m². Possibility to purchase a strorage space at extra cost.

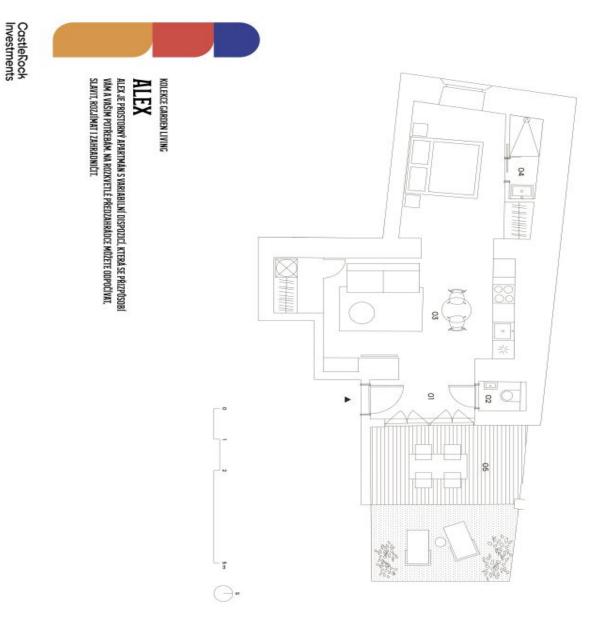
Subject to special legal conditions.

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

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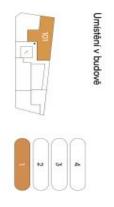
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S	03. obývací pokoj + lažnice	34,7 m²
2	04 koupelna	1,9 m²
13	Užitná plocha	41,5 m²
SVE	Svislė konstrukce	3.6 m ²
8	Podľahová plocha	46,1 m²
8	05 zahrada	20,2 m²
3	Celková plocha	46.3 m²



45,1 m ² + zahrada	 podlaží 	variabilní dispozice
		e / ateliér