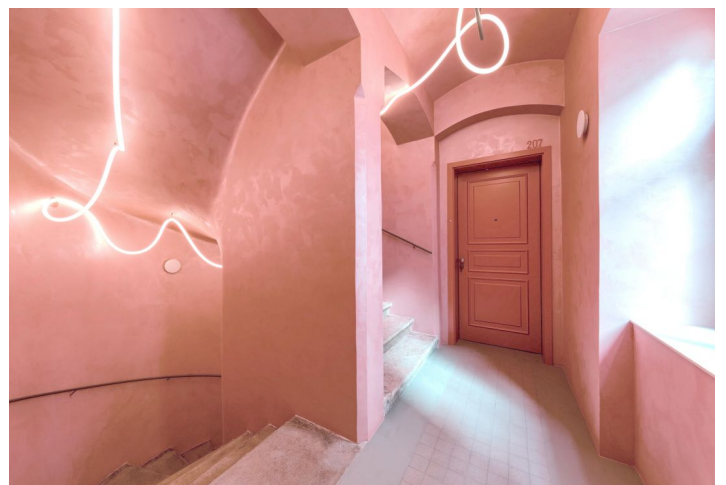
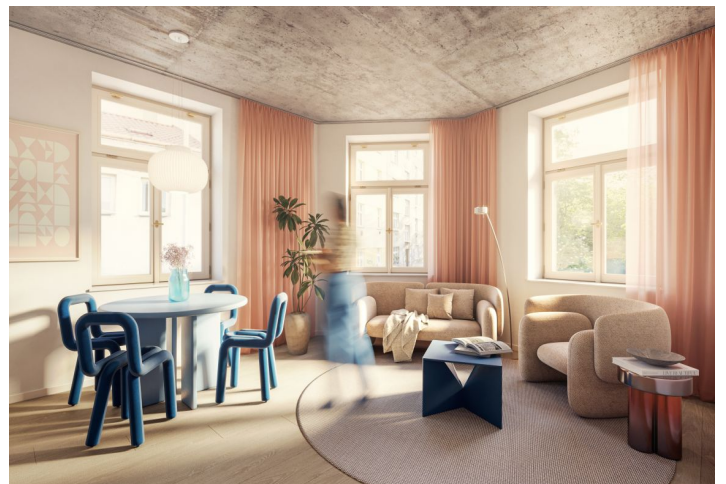


Apartment Two-bedroom (3+kk)

€ 515 794 | CZK 12 900 000

63.2 m², Prague 4, Nusle, Boleslavova



Apartment Two-bedroom (3+kk)

€ 515 794 | CZK 12 900 000

63.2 m², Prague 4, Nusle, Boleslavova

Total area	63 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104691

This amazingly bright apartment is located on the 1st 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. The project was completed in December 2024 and the unit is move-in ready.

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.

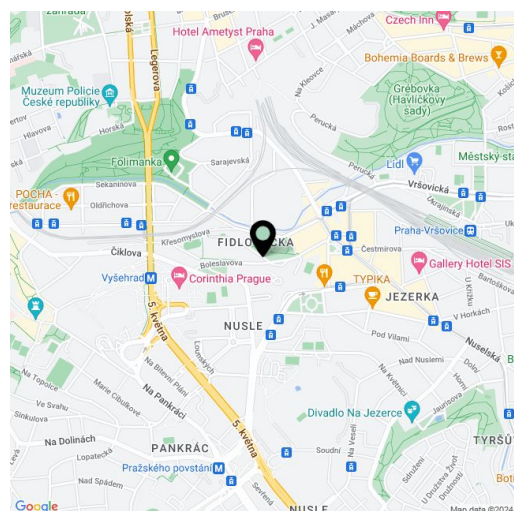
The units in the project are divided into six collections. This particular apartment is part of the **Jacqueline** collection. Facilities include high-quality LVT floors in a wooden decor and properties, large-format wall and floor tiles combined with mosaic tiles in neutral earth tones, Laufen and Kartell 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 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 63.2 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 Two-bedroom (3+kk)

€ 515 794 | CZK 12 900 000

63.2 m², Prague 4, Nusle, Boleslavova

BOLESLAVOVA 3

206

3+kk
2. podlaží
63,2 m²

Umístění v budově



Přehled ploch

01	predstih	10,1 m ²
02	ložnice	12,8 m ²
03	kuchyně + obývací pokoj	21,8 m ²
04	wc	1,4 m ²
05	koupelna	2,1 m ²
06	pokoje	9,6 m ²
	úžitná plocha	57,8 m ²

	Sviatá kontrukce	5,4 m ²
	Podlahová plocha	63,2 m ²
	Celková plocha	68,2 m ²

Technologie

Podlahové vytápění

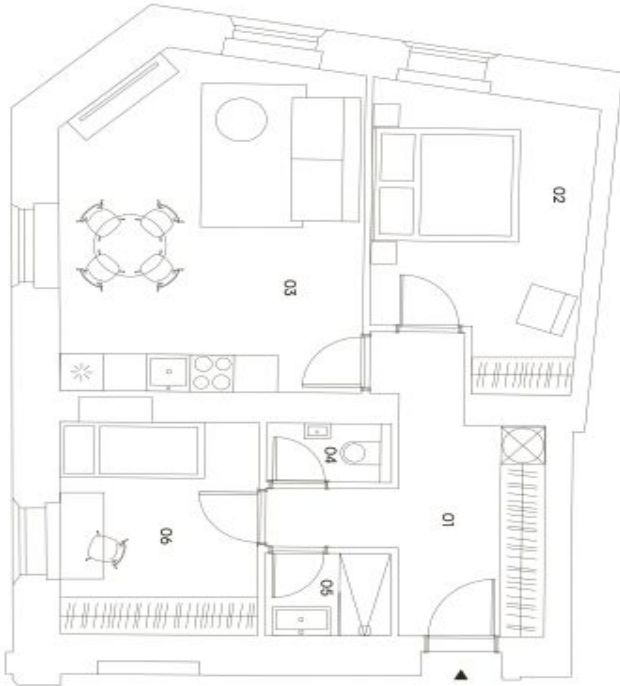
Všechny informace a údaje o tomto příkladu poskytl zodpovědný pracovník agentury a její zaměstnanci. Informace, výkresy, plány a výkresy měřítek a měřítků nejsou závazné. Za všechny podklady zodpovědný pracovník poskytl příkladní informace. Christie's International Real Estate je výhradně poskytovatelem informací a nezávislým poskytovatelem služeb. Podpisové právo je součástí práva do vlastnictví nemovitosti. 3662015. 36. listopadu 2024. 01/2024/1



KOLEJKA BOUTIQUE LIVING
JOSEPHINE

JOSEPHINE JE ČTYŘTEŘEŘEVÝ APARTMÁN S VELKÝMI FRANCOUZSKÝMI OKNY,
KTERÉ DOPNĚKOU PROPUŠTĚJÍ PÁRSKÝ SLUNECE PO CELÝ ROK.

CastleRock
Investments



exkluzivní zastoupení

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