Apartment One-bedroom (2+kk)

Sold

37.5 m², Prague 4, Nusle, Boleslavova













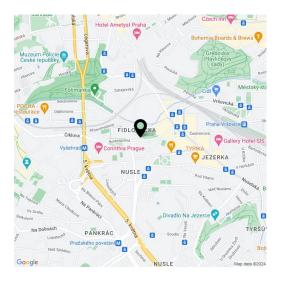


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37.5 m², Prague 4, Nusle, Boleslavova

Total area	38 m²
Parking	_
Cellar	-
PENB	С
Reference number	104693



^{*} 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 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, custommade 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 37.5 m².

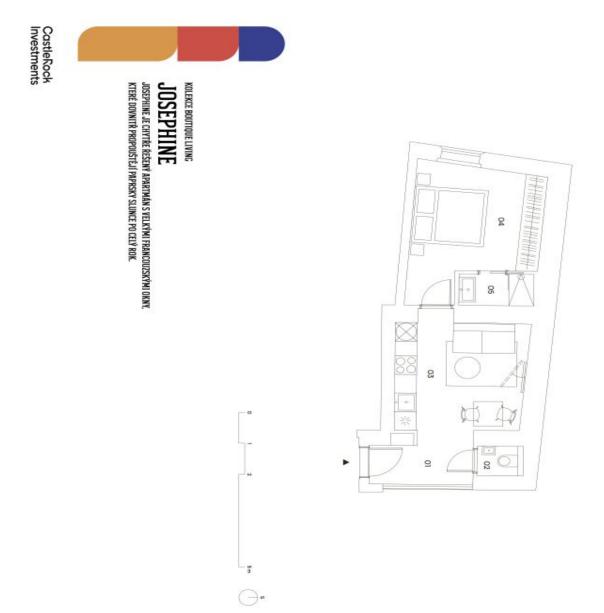
Possibility to purchase a strorage space at extra cost.

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

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Voldené krómovoj a čobje věeté gadá jch vydoteteč jakol poza oslanitárci i rojí kulturární čávstke, rojou skurch s rojou vezbou ari kaletor na justvá srojou ža inkura proble ollustvoje ja pozabova v jerných i názor d karetnema. D koedy s vyhrouly spiso na změrej. Požábová pícta je nadávní dle vládněc nažovel XAGZOS Ro. (Rouseur em čázQOS) Technologie
Podlahové vytápání

Podlahová plocha 37,5 m²
Celková plocha 37,5 m²

 Přehled ploch
 3,7 m²

 01 předsíň
 3,7 m²

 02 wc
 1 m²

 03 kuchyň + obývací pokoj
 13,6 m²

 04 ložnice
 13,2 m²

 05 koupelna
 2,1 m²

 Užiná plocha
 33,6 m²

 Svidá konstrukce
 3,9 m²

Umistení v budově

4

3

1

2+kk 3. podlaží 37,5 m²

608