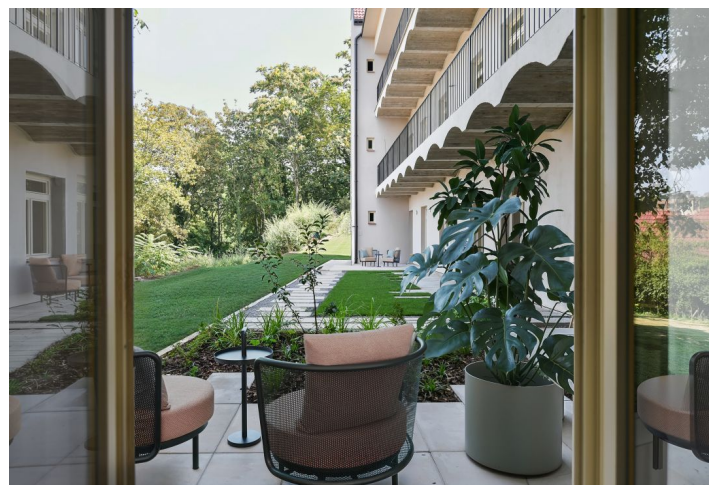




Apartment One-bedroom (2+kk)

Sold

41.9 m², Prague 4, Nusle, Boleslavova

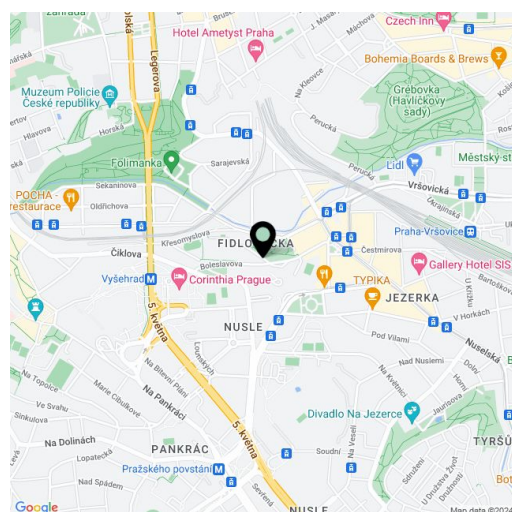




Apartment One-bedroom (2+kk)

Sold41.9 m², Prague 4, Nusle, Boleslavova

Total area	42 m ²
Garden	31 m ²
Parking	-
Cellar	-
PENB	G
Reference number	104636



* 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), 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 **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 41.9 m², front garden 30.9 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.



ALEX

ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICI, KTERÁ SE PŘÍZPŮSOBUJE VAŠIM POTŘEBÁM. NA ROZKVETLÉ PŘEDZÁHRADCE MŮŽETE ODPOČÍVAT, SLAVIT, ROZJÍMAT I ZAHRADNÍČIT.

**CastleRock
Investments**

103

variabilní dispozice / atelier

1. podlaží

41,9 m² + zahrada

Umístění v budově



Prehľad ploch

01	predstih	4,5 m
02	koupelňa	3,5 m
03	obývací pokoj + ložnice	31,6 m
	úžitná plocha	39,6 m
	svetlo konštrukcie	2,3 m
	podlahová plocha	41,9 m
04	záhrada	30,9 m
	celková plocha	72,8 m

Technologie

Podlahové vytápění / rekuperace

Mediant referenței a tabelului următor, puteți afla pe ce posturi este înregistrat un număr de telefon, adresa, numărul de înregistrare, adresa de e-mail și altele în sistemul nostru.

24. Informații privind numărul în posesia cărora se află un număr de telefon. Descrieți în următorul tabel pe ce posturi este înregistrat numărul de telefon.

exkluzivní zastoupení

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