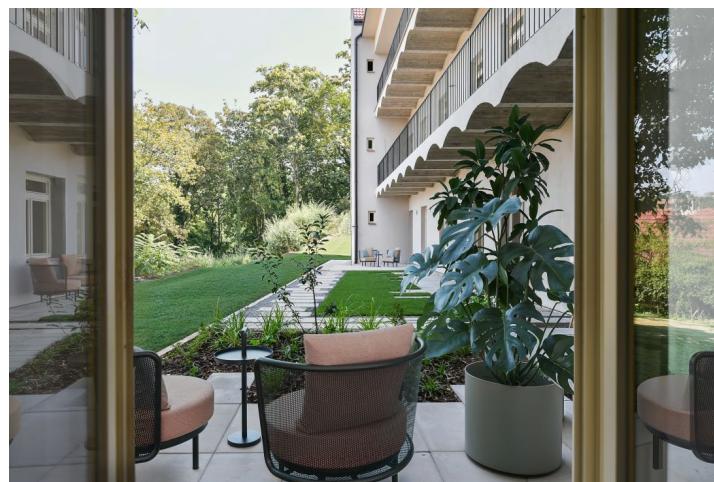




Apartment One-bedroom (2+kk)

Sold

41.9 m², Prague 4, Nusle, Boleslavova

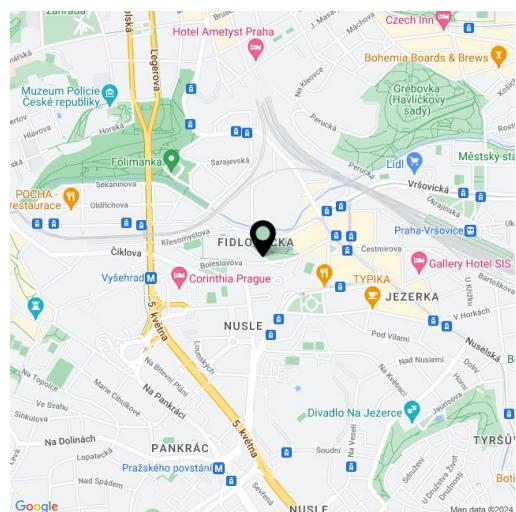




Apartment One-bedroom (2+kk)

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 Fidlováčce** 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.



Apartment One-bedroom (2+kk)

Sold

41.9 m², Prague 4, Nusle, Boleslavova



CastleRock
Investments

BOLESLAVOVÁ 3

variabilní dispozice / ateliér
1. podlaží

41,9 m² + zahrada

Umístění v budově



Prehled ploch

01	přední	4,5 m ²
02	koupelna	3,6 m ²
03	obývací pokoj + kuchyň	31,6 m ²
	úžinná plocha	39,6 m ²
	Světlé konstrukce	2,3 m ²
	Podlahová plocha	41,9 m ²
04	zahrada	30,9 m ²
05	úžinná plocha	30,9 m ²

Technologie

Podlakové vytípání / rekuperace

2022-23 学年是新课标实施后的第一个完整学年，也是新教材、新评价、新教学方式的首次大面积应用。为了帮助教师更好地适应新课标、新教材、新评价，提升课堂教学质量，促进学生核心素养的全面提升，我们组织编写了《2022-23学年新课标、新教材、新评价、新教学方式实施指南》。

ALEX JE PROSTORNÝ APARTMÁN S VARIABLNÍ DISPOZICÍ, KTERÁ SE PŘIZPÓSOVÁVÁ VÁM A VÁŠIM POTŘEBÁM. NA ROKVETLÉ PŘEDZAHRADCE MŮŽETE ODPOČÍVAT, SLAVIT, ROZJÍMAT I ZAHRADNIT.

KOLEKCE GARDEN LIVING

ALEX

ALEX JE PROSTORNÝ APARTMÁN S VARIABLNÍ DISPOZICÍ, KTERÁ SE PŘIZPÓSOVÁVÁ VÁM A VÁŠIM POTŘEBÁM. NA ROKVETLÉ PŘEDZAHRADCE MŮŽETE ODPOČÍVAT, SLAVIT, ROZJÍMAT I ZAHRADNIT.

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