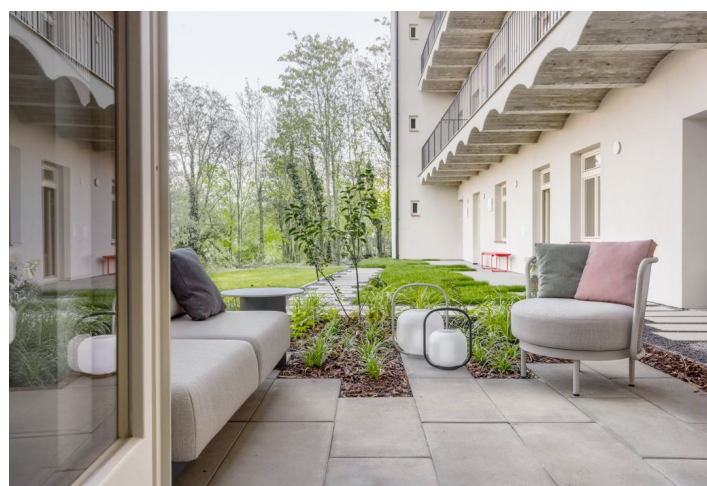




Apartment One-bedroom (2+kk)

€ 392 358 | CZK 9 550 000

34.2 m², Prague 4, Nusle, Boleslavova





Apartment One-bedroom (2+kk)

€ 392 358 | CZK 9 550 000

34.2 m², Prague 4, Nusle, Boleslavova

Total area	34 m²
Garden	25 m²
Parking	-
Cellar	-
PENB	C
Reference number	104683

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. The project was completed in December 2024 and the unit is move-in ready.

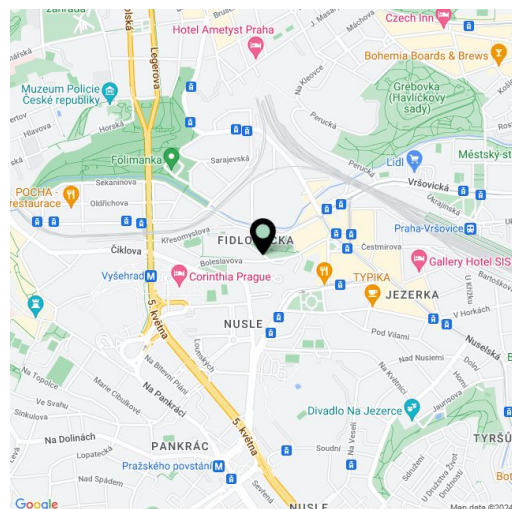
The practical layout of the unit consists of a living space with a kitchen, a bathroom (walk-in shower, toilet), separate toilet, and a foyer with space for a built-in wardrobe. The living space is connected to an approximately **30-meter garden terrace**.

The units in the project are divided into six collections. This particular studio is part of the **Alex collection**. Facilities include **custom-made kitchen**, **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 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 34.2 m², front garden 25.1 m².
Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.



* 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 One-bedroom (2+kk)

€ 392 358 | CZK 9 550 000

34.2 m², Prague 4, Nusle, Boleslavova

BOLESLAVOVA 3

104

variabilní dispozice / atelier
1. podlaží
34,2 m² + zahrada

Umístění v budově



Přehled ploch

01 obývací pokoj + ložnice	26,8 m²
02 koupelna	3,8 m²
03 wc	1 m²
Užitná plocha	31,6 m²
Svítlé konstrukce	2,6 m²
Podlahová plocha	34,2 m²
04 zahrada	26,1 m²
Celková plocha	60,3 m²

Technologie

Podlahové vytápění / rekupernace

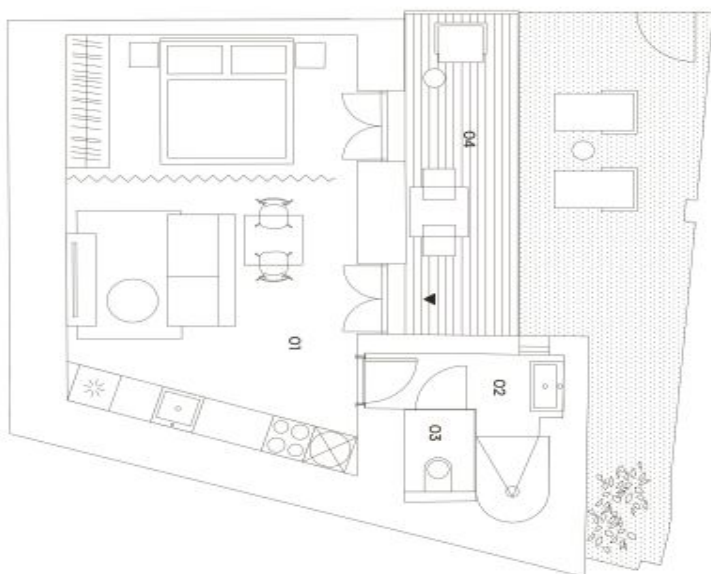
Všechny informace a údaje včetně grafických vyobrazení jsou pouze orientační a mají charakter doporučení. Vždy je třeba provést vlastní průzkum a ověření na místě. Pro více informací a podrobnosti kontaktujte makléře. Všechny údaje jsou zveřejněny pouze pro informaci. Všechny údaje jsou zveřejněny pouze pro informaci. Všechny údaje jsou zveřejněny pouze pro informaci. Všechny údaje jsou zveřejněny pouze pro informaci.



CastleRock
Investments

KOLEJE GARDEN LIVING
ALEX

ALEX JE PROSTOROVÝ APARTMÁN S VARIABILNÍ DISPOZICÍ, KTERÁ SE PŘIZPŮSOBÍ
VÁŠIM A VAŠIM POTŘEBÁM. NA ROZKLETĚ PŘEZAHRADEČE MŮŽETE ODPOČÍVAT,
SLAVIT, ROZLIJMAT I ZAHRADNÍČIT.



exkluzivně zastupují
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE