



Apartment One-bedroom (2+kk)

€ 392 358 | CZK 9 550 000

34.2 m², Prague 4, Nusle, Boleslavova



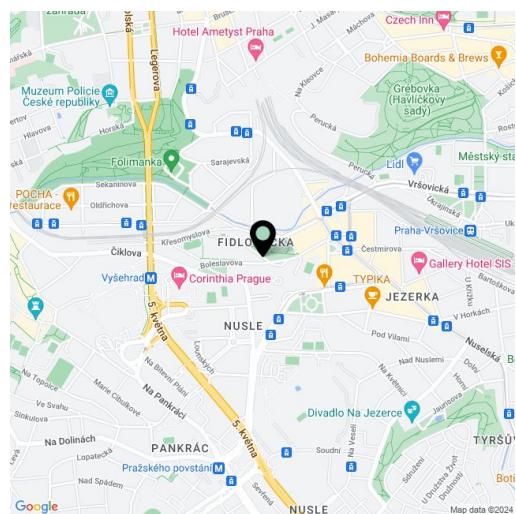


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Total area	34 m ²
Garden	25 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104683



* 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. 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 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 34.2 m², front garden 25.1 m².

Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.



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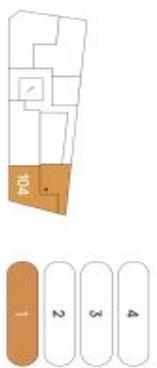
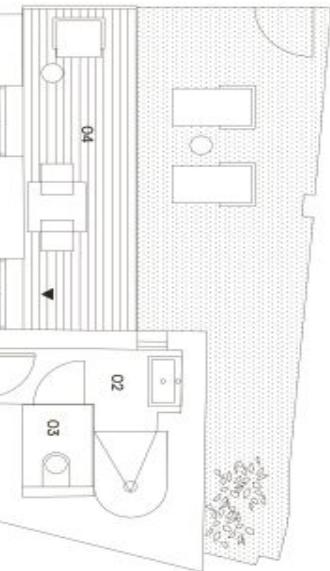
BOLESLAVOVA 3

104

variabilní dispozice / ateliér

1. podlaží
34,2 m² + zahrada

Umístění v budově



Přehled ploch

01 obývací pokoj + kuchyň	26,8 m ²
02 koupelna	3,8 m ²
03 wc	1 m ²
Užitá plocha	31,6 m ²
Síťové konstrukce	2,6 m ²
Podlahová plocha	34,2 m ²
04 zahrada	25,1 m ²
Celková plocha	59,3 m ²

Technologie

Podlahové výplánky / rekonstrukce

Varování: výrovná a zády vložená gumičková výplánka je pouze orientační a nej.
Jednotlivé podlahové výplánky mohou v důsledku výroby nebo výrobce mít odlišnou významnost.
Výrovná výplánka může být použita i k náhradě vloženého výrovného materiálu. Dostupné
je pouze výrovná výplánka s vloženou gumičkovou výplánkou.

26/02/2024, Balážová s.r.o. 04/2024

CastleRock
Investments

ALEX
ALEX JE PROSTORNÝ APARTMÁN S VARIABILNÍ DISPOZICÍ, KTERÁ SE PŘIZPŮSÍ
VÁM A VÍSÍM PØÈEBÄM. NA DOKAWEIL PØEDZDARÁDCE MØÈETE DOPOLNÍT.
SLAVÍT, ROZJÍMATI ZAHRADNÍCÍ.

KOLEKCE GARDEN LIVING

ALEX