



## Apartment Two-bedroom (3+kk)

€ 650 340 | CZK 15 800 000

71.3 m<sup>2</sup>, Prague 4, Nusle, Boleslavova



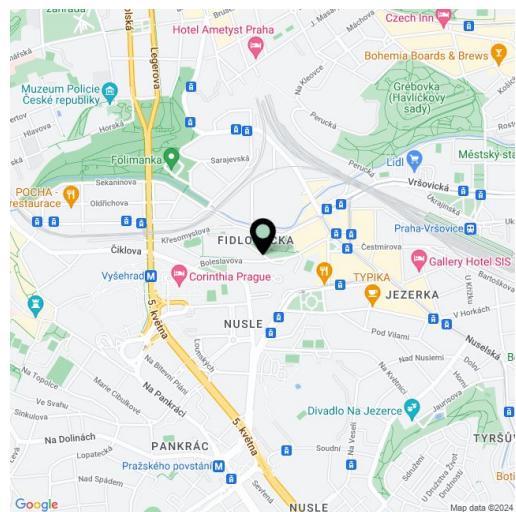


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Total area	87 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104692



\* 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 beautifully lit duplex apartment with two balconies and direct entrance from the street is located on the 1st and 2nd floors 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 by bike along a safe bike path. The project was completed in December 2024 and the unit is move-in ready.**

The entrance level of the apartment consists of an open living space with a preparation for a kitchen, a bathroom with an interesting semi-circular shower, a separate toilet, and a foyer. A staircase leads to a private area where there are 2 bedrooms, one with an en-suite bathroom. The living room has access to one balcony, and both bedrooms have access to the second balcony. The balconies face a quiet garden with mature greenery.

The units in the project are divided into **six collections**. This particular apartment is part of the **Jacqueline 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, **custom-made** entry doors and **Sapeli** interior sliding doors.

This **very pleasant neighborhood** is nestled between the **Na Fidlováčce** and **Křesomslův 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 71.3 m<sup>2</sup>, balconies 15.8 m<sup>2</sup>.



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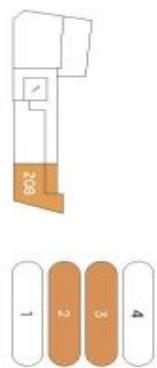
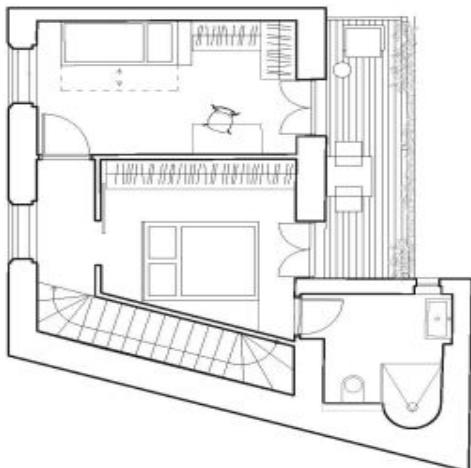
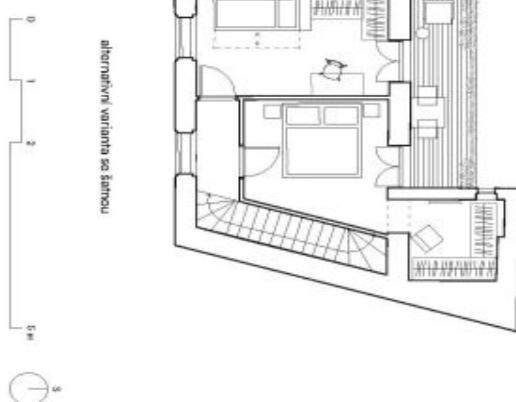
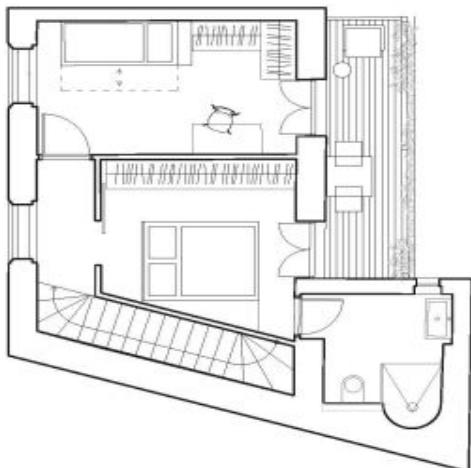
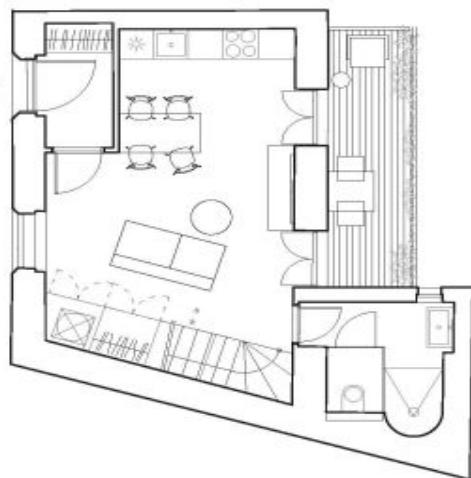
71.3 m<sup>2</sup>, Prague 4, Nusle, Boleslavova



## MATHILDE

KOLEKCE MADMENNE LIVING  
**MATHILDE**  
MATHILDE JE JEDINEČNÝ KOUZLO  
PÁTER, DÍKY ČEMU JE JESTĚ VÍ  
NELEPŠÍ VĚCI PŘECHÁZÍ VĚD

MATHILDE JE JEDNOKRÁT KOUSEN, JAKO MEZONET SE ROTKLADÁ NA PLOŠCE DIVOUCÍ. PATER, DÍKY ČEMU JE JESTĚ VÍCE VZDORNÝ A JESTĚ VÍCE PROSTORNÝ, TY NELEPSI VĚCI PŘIČHAZÍ VÉ DIVOUD KOUPELNÝ DVA VELKÉ BALKONY.



Přehled ploch

01	předsíň	3 m <sup>2</sup>
02	kuchyně + obývací pokoj	27,4 m <sup>2</sup>
03	koupelna	3,8 m <sup>2</sup>

Umístění v budově

3+kk / mezonet  
2. a 3. podlaží  
71,3 m<sup>2</sup> + balkony

208

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Technologie

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