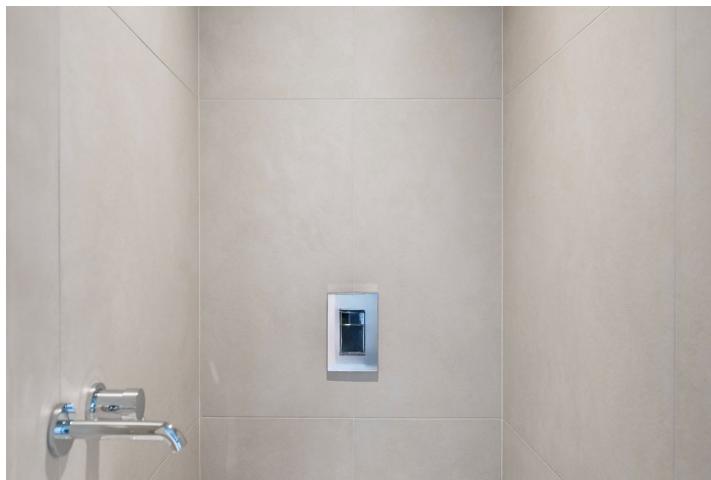




## Apartment One-bedroom (2+kk)

Sold

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

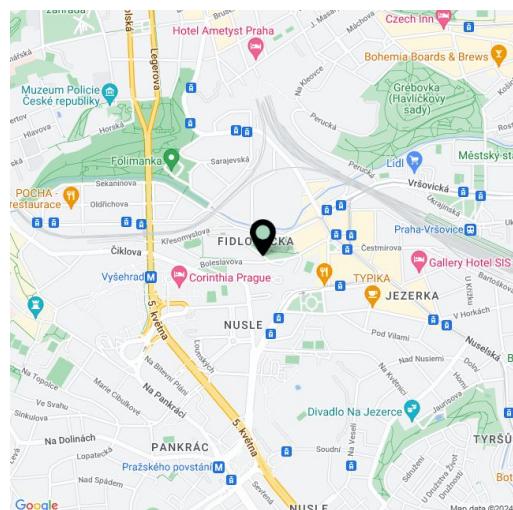




## Apartment One-bedroom (2+kk)

**Sold**37.5 m<sup>2</sup>, Prague 4, Nusle, Boleslavova

|                  |                   |
|------------------|-------------------|
| Total area       | 38 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | C                 |
| Reference number | 104693            |



\* 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 amazingly bright apartment is located on the 2nd floor 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 along a bike on a safe bike path. Expected completion by the end of 2024.**

The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (walk-in shower), separate toilet, and a foyer with space for a built-in wardrobe. Both rooms have south-facing windows overlooking a quiet garden with mature greenery.

The units in the project are divided into six collections. This particular apartment is part of the **Josephine 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 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 37.5 m<sup>2</sup>.

Possibility to purchase a storage space at extra cost.

For more information, please visit the project website [www.boleslavova3.cz](http://www.boleslavova3.cz).



## **Apartment One-bedroom (2+kk)**

Sold

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

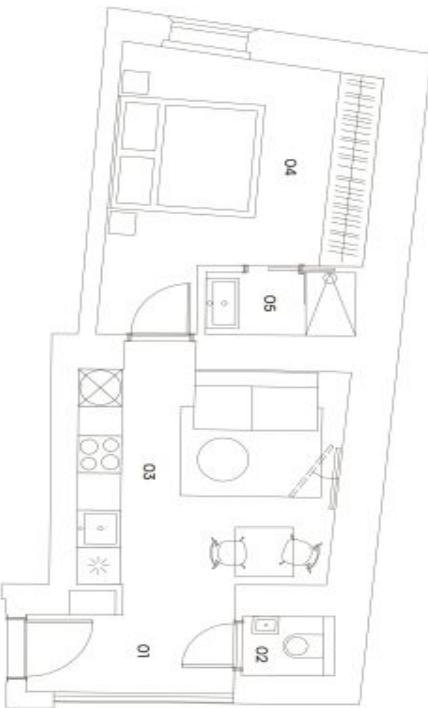


CastleRock  
Investments

## JOSEPHINE

KOLEKCE BOUTIQUE LIVING

JOSEPHINE JE CHYTRÉ ŘEŠENÝ A PARTMÁN S VELKÝMI FRANCOUZSKÝMI  
KTERÉ DOVNITŘ PROPOUŠŤÍ PAPRSKY SLunce PO CELÝ ROK.

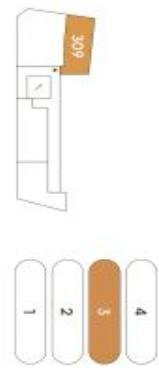


Umístění v budově

2+kk  
3. podlaží  
37,5 m<sup>2</sup>

Přehled ploch

|                            |                     |
|----------------------------|---------------------|
| 01 přední                  | 3,7 m <sup>2</sup>  |
| 02 wc                      | 1 m <sup>2</sup>    |
| 03 kuchyně + obývací pokoj | 13,6 m <sup>2</sup> |
| 04 ložnice                 | 13,2 m <sup>2</sup> |
| 05 koupelna                | 2,1 m <sup>2</sup>  |
| Užitná plocha              | 33,6 m <sup>2</sup> |
| světlé konstrukce          |                     |
| Podlahová plocha           |                     |
| Celková plocha             |                     |
| 3,9 m <sup>2</sup>         | 37,5 m <sup>2</sup> |
| 37,5 m <sup>2</sup>        |                     |



Technologie

Podlahové vytíření

Widok i komunikacja (takie jak: gąbki, gąbki w systemie, gąbki, gąbki, gąbki) jest  
istotnym elementem, który zwiększa i rozwija umiejętności i umiejętności matematyczne.  
Dla dziecinych produktów matematycznych jest potrzebna odpowiednia edukacyjna  
i dydaktyczna pomoc, aby móc zrozumieć i zrozumieć konstrukcję. Dziecięce  
i dydaktyczne produkty matematyczne powinny być dostosowane do możliwości i  
potencjałów dzieci, aby móc zaspakoić ich potrzeby edukacyjne.

svoboda&williams | CHRISTIE'S  
INTERIOR DESIGN

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