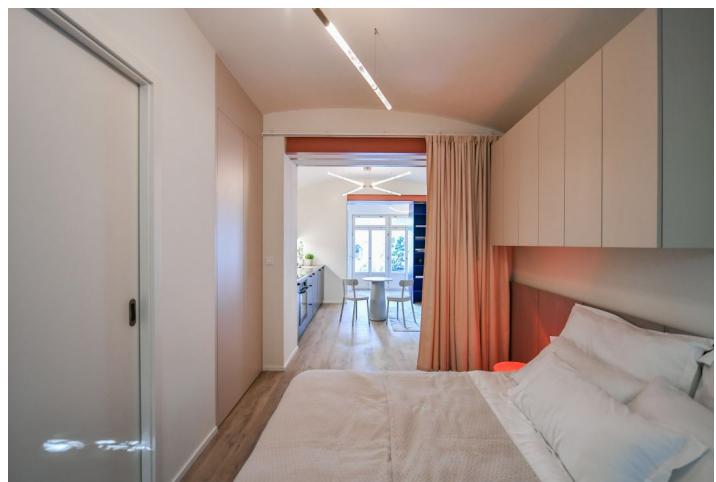




Apartment One-bedroom (2+kk)

Sold

45.2 m², Prague 4, Nusle, Boleslavova



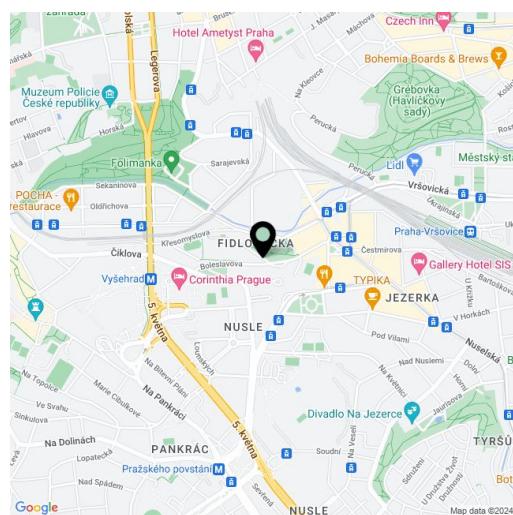


Apartment One-bedroom (2+kk)

Sold

45.2 m², Prague 4, Nusle, Boleslavova

Total area	58 m ²
Floor area*	45 m ²
Balcony	13 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104695



* 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 with a large balcony 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, toilet), and a foyer with space for a built-in wardrobe. Both rooms have **south-facing** windows overlooking a **quiet one-way street** and access to an approximately **13-meter balcony** facing 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 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 45.2 m², balcony 13.1 m².

Possibility to purchase a storage space at extra cost.

For more information, please visit the project website www.boleslavova3.cz.



Apartment One-bedroom (2+kk)

Sold

45.2 m², Prague 4, Nusle, Boleslavova

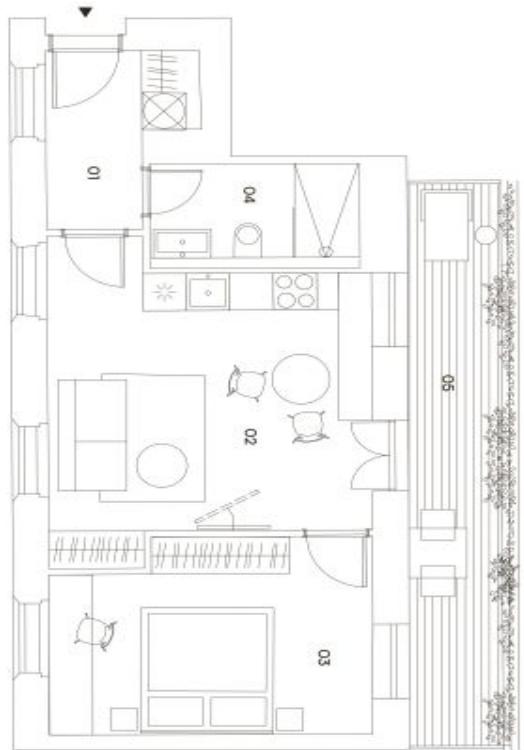


CastleRock
Investments

JACQUELINE

KOLEKCE BALCONY LIVING

JACQUELINE SE PSÍ SYM PROSTORNÝM BALKONEM, KTERÝ JE PŘístupný Z OBORU MÍSTNOSTI A DODRŽÍ VÝHLEDU NA CELÉ ÚDOLÍ. JEDNO VELKÁ OKNA VYHLÍDÍ DO DVOU SVĚTOVÝCH STRAN, DÍKY ČEMUJÍ JE BYT VÝZDĚ MAXIMÁLNÉ PROSÉTĚNÝ.



BOLESLAVOVÁ 3

31

2+kk
3. podlaží
45,2 m² + balkon

Umístění v budově

Prehled ploch

01	předsíň	4,7 m ²
02	kuchyň + obývací pokoj	20,3 m ²

Technologie

Podlahové vytípán

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