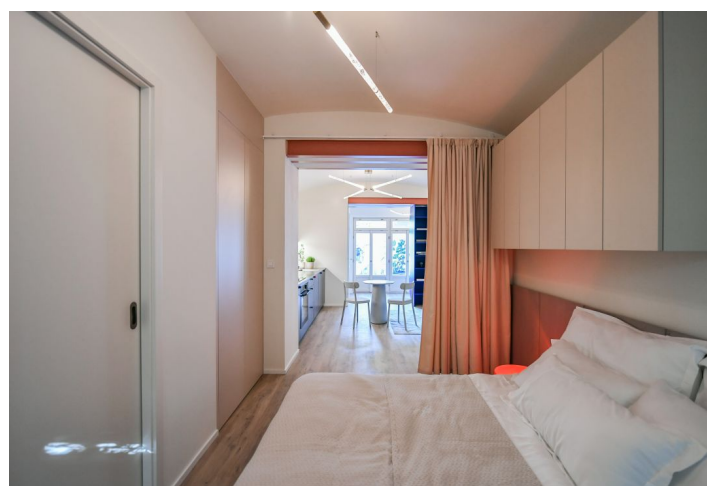
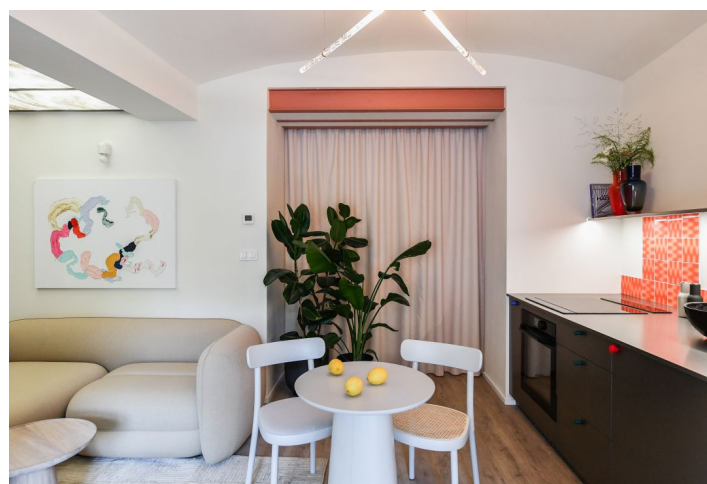
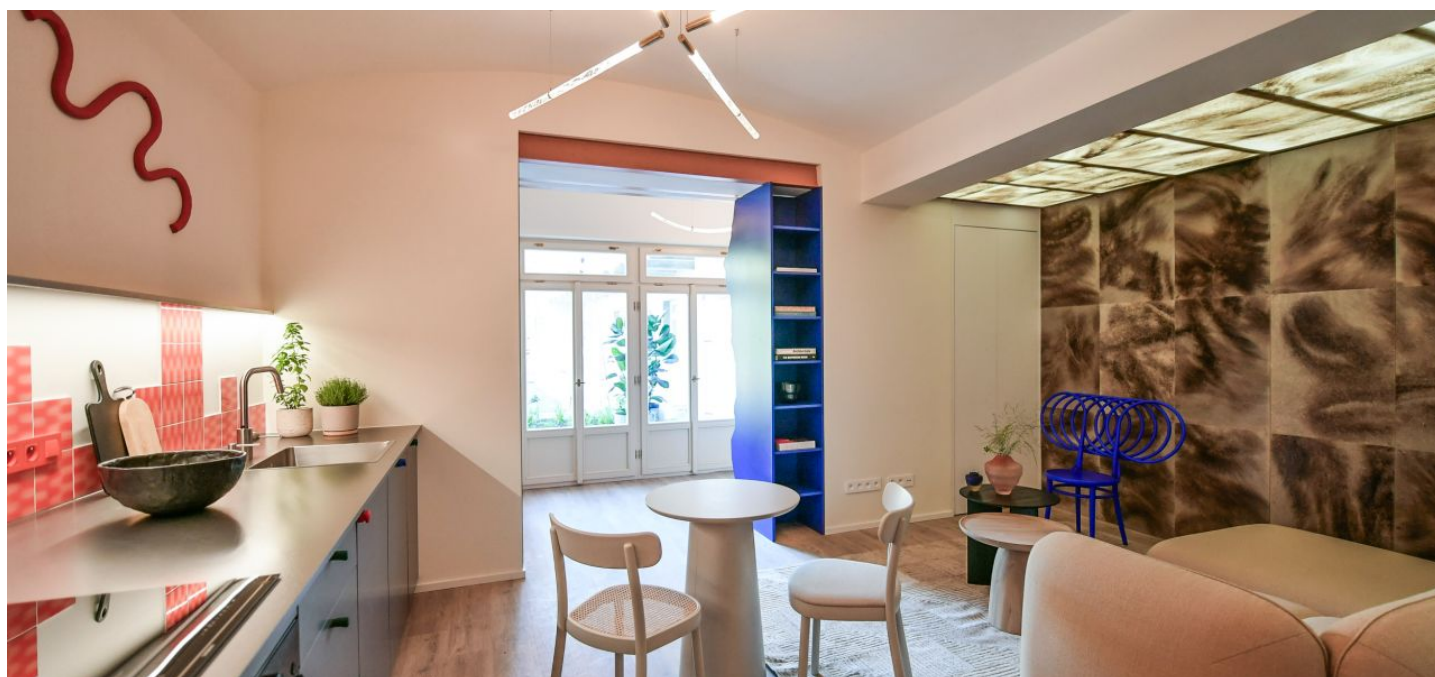




Apartment One-bedroom (2+kk)

Sold

45.2 m², Prague 4, Nusle, Boleslavova

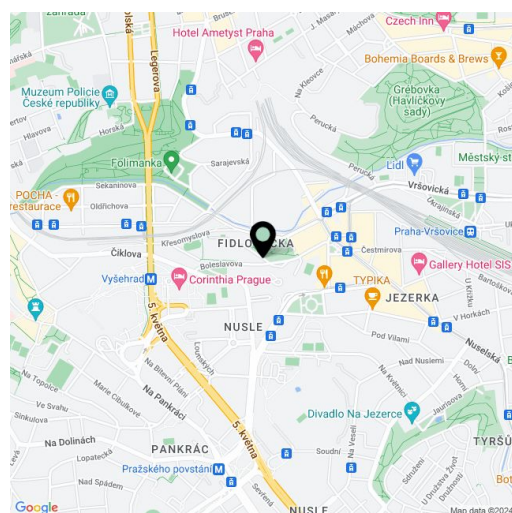




Apartment One-bedroom (2+kk)

Sold45.2 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 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 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.

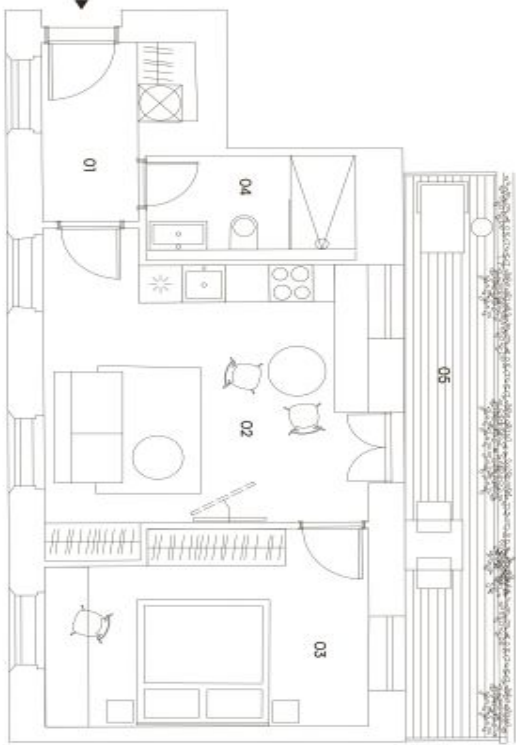


Apartment One-bedroom (2+kk)

45.2 m², Prague 4, Nusle, Boleslavova

Sold

BOLESLAVOVA 3



CastleRock
Investments

KOLEKCE BALCONY LIVING
JACQUELINE
JACQUELINE SE PŘÍŠŤÍ SVÝM PROSTOROVÝM BALCONEM, KTERÝ JE PŘÍSTUPNÝ Z OBEDU
MÍSTNOSTI A ODKRÝVÁ VÝHLEDY NA CELÉ ÚDOLÍ. JEHO VELKÁ OKNA VYHLÍŽÍ DO
DVOU SVĚTOVÝCH STRAN, DÍKY ČEMU JE BYT VŽDY MAXIMÁLNĚ PROSVĚTLENÝ.

311

2+kk
3. podlaží
45,2 m² + balkon

Umístění v budově



Přehled ploch

01 předstř	4,7 m²
02 kuchyň + obývací pokoj	20,3 m²
03 ložnice	13,2 m²
04 koupelna + wc	4,2 m²
Užitná plocha	42,4 m²
Svítlé konstrukce	2,8 m²
Podlahové plocha	45,2 m²
05 balkon	13,1 m²
Celková plocha	58,3 m²

Technologie

Podlahové vytápění

Všechny informace a údaje včetně grafických vyobrazení jsou pouze orientační a mají
charakter informací, nejsou závazné a nejsou vylučovány ani zárukou ani odpovědí.
Za obsah, přesnost, úplnost a provedení výše uvedených informací a dokumentů, Christies
nepřebírá žádnou odpověď. Podlahové vytápění je součástí vybavení apartmánu.
30.07.2023 10:18:00 verze 1.0