



## Apartment One-bedroom (2+kk)

€ 287 300 | CZK 6 990 000

52.5 m<sup>2</sup>, Mladá Boleslav, Mladá Boleslav, Na Karmeli



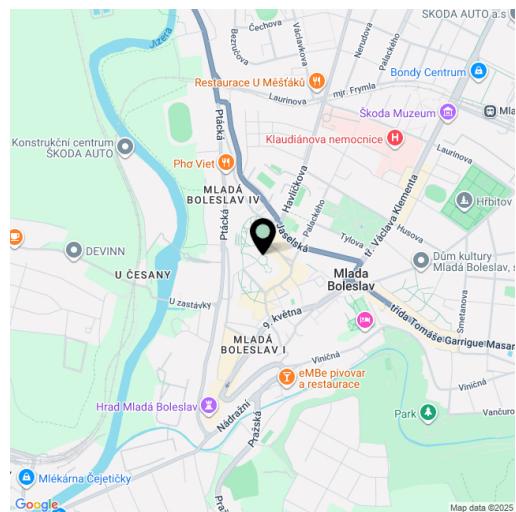


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Total area	58 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Option to purchase a parking space
Cellar	Yes
PENB	B
Reference number	111581



\* 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.

**A newly built apartment with a balcony is located in the Na Karmeli residence, currently under development in a premium location in the heart of Mladá Boleslav, near a forest park. The project is nearing completion, and the apartment will be ready for occupancy in Q1 2026.**

The apartment, located on the 2nd floor, comprises a living room with a kitchen preparation, a bedroom, a bathroom (with a shower and WC), and an entrance hall. The living room provides access to the **balcony**.

**The high standard features** include French windows with triple glazing, **wooden floors**, large-format tiles, Sapeli interior doors, and **elegant sanitary ware** from Hüppe, Kaldewei, and Catalano, complemented by Tresgriferia faucets. Heating is provided by a central gas boiler, and the building is highly **energy-efficient**. The apartment comes with a **cellar**, and indoor or outdoor **parking spaces** can be purchased separately. The gated residence also features a **private park** with landscaped greenery and seating.

Thanks to its prime location in the historic city center, everything is within walking distance: shops, restaurants, cafés, schools of all levels, offices, banks, and medical services. Nearby, **Štěpánka Forest Park**, the **Radouč** Nature Reserve with a colony of ground squirrels, the **18-hole Sand Martin's golf course**, and a dense network of **cycling paths** offer excellent opportunities for active recreation.

Floor area 52.5 m<sup>2</sup>, balcony 5.3 m<sup>2</sup>, cellar.



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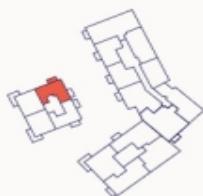
52.5 m<sup>2</sup>, Mladá Boleslav, Mladá Boleslav, Na Karmeli

# Na Karmeli

Rezidence

## Byt | Apt C204

2 NP   first floor	2+kk   1 bdrm
1 Předsíň   Hallway	7,1 m <sup>2</sup>
2 Obývací pokoj   Living room	22,0 m <sup>2</sup>
3 Koupelna   Bathroom	5,5 m <sup>2</sup>
4 Ložnice   Bedroom	14,6 m <sup>2</sup>
Užitná plocha   Usable area	49,2 m <sup>2</sup>
Podlahová plocha   Floor area	52,5 m <sup>2</sup>
5 Balkón   Balcony	5,3 m <sup>2</sup>
Celková plocha   Total area	57,8 m <sup>2</sup>



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Způsob sčítání podlahové plochy je stanoven v souladu s nařízením vlády č. 360/2013 Sb. Tento výpis byl zpracován pro  
málovýkonné účely. Základní plochy jednotky, včetně zahraničního výklenku a sítí řešení, případně kvalifikaci.

Ways of calculating floor space are in accordance with Government Regulation No. 360/2013 Coll. This data sheet was prepared  
solely for marketing purposes. The floor plan (per floor shown) includes the entrance, not the apartment, is for illustrative purposes  
only. Equipment and furniture are not included in the sale. The seller reserves the right to make any changes.