



## Apartment Two-bedroom (3+kk)

€ 562 525 | CZK 13 900 000

71.3 m², Prague 4, Nusle, Boleslavova





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Total area	87 m²
Floor area*	71 m²
Balcony	16 m²
Parking	-
Cellar	-
Reference number	104692

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. Expected completion by the end of 2024.

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.

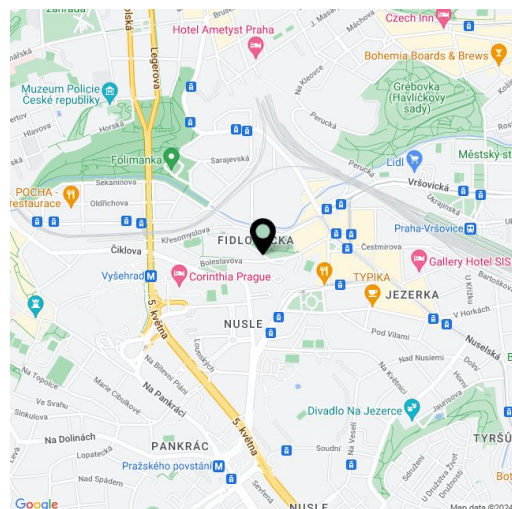
The units in the project are divided into six collections. This particular apartment is part of the **Jacqueline collection**. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **Laufen 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 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 71.3 m², balconies 15.8 m².

Possibility to purchase a storage space at extra cost.

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



\* 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.



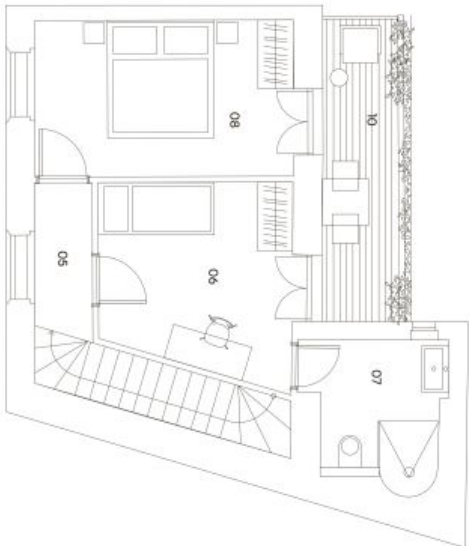
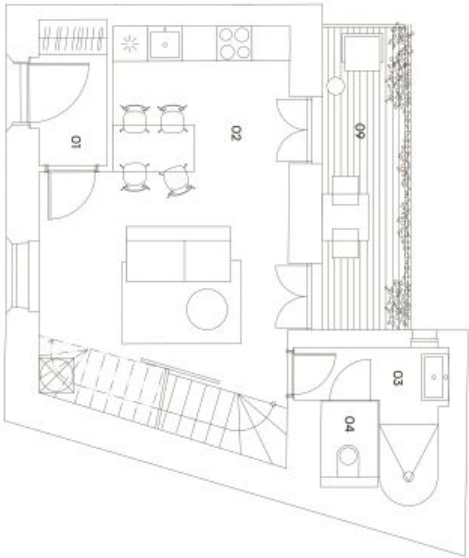


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## BOLESLAVOVA 3



CastleRock  
Investments

KOLEXCE MAISONNETTE LIVING  
**MATHILDE**  
MATHILDE JE JEDINEČNÝ KOLEX. JAKO MEZONET SE ROZKLÁDÁ NA PÍŠE DVOU  
PATER. DÍKY ČEMU JE JISTE VÍCE VZDUŠNĚJŠÍ A JISTE VÍCE PROSTORNĚJŠÍ. TY  
NEJLEPŠÍ VĚCI PRICHAZÍ VE DVOU DVE KOUPELNY, DVA VELKÉ BALKONY.

## 208

3+kk / mezonet  
2. a 3. podlaží  
71,3 m² + balkony

Umístění v budově



### Přehled ploch

01 předstíh	3 m²
02 kuchyně + obývací pokoj	27,4 m²
03 koupelna	3,8 m²
04 wc	1 m²
05 předstíh	2,4 m²
06 pokoj	10,8 m²
07 koupelna	5 m²
08 ložnice	12 m²
Užitná plocha	65,4 m²
Svítlé konstrukce	5,9 m²
Podlahová plocha	71,3 m²
09 balkon	7,9 m²
10 balkon	7,7 m²
Celková plocha	86,9 m²

### Technologie

Podlahové vytápění

Všechny technické a instalační práce provádějí profesionální pracovníci s relevantní kvalifikací a zkušenostmi. Všechny práce jsou prováděny v souladu s platnými předpisy a normami. Pro více informací o technické specifikaci a ceně kontaktujte makléře. Pro více informací o technické specifikaci a ceně kontaktujte makléře. Pro více informací o technické specifikaci a ceně kontaktujte makléře. Pro více informací o technické specifikaci a ceně kontaktujte makléře.

exkluzivní zastoupení

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE