



## Apartment Two-bedroom (3+kk)

€ 628 981 | CZK 15 800 000

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



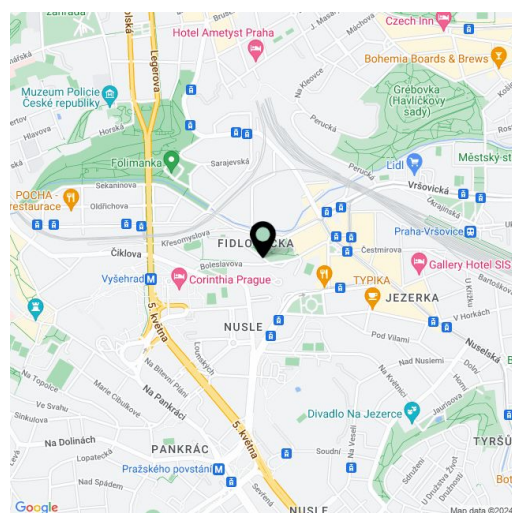


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Total area	87 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104692



\* 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 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 **Folmanka 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 m<sup>2</sup>, balconies 15.8 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).



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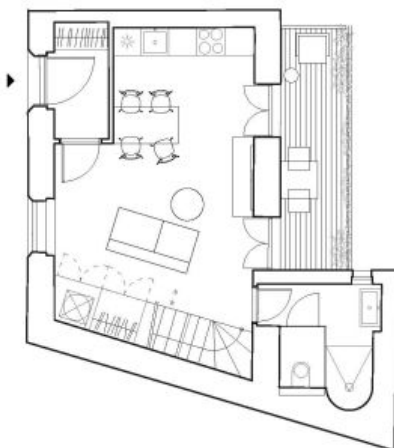
## BOLESLAVOVA 3

## 208

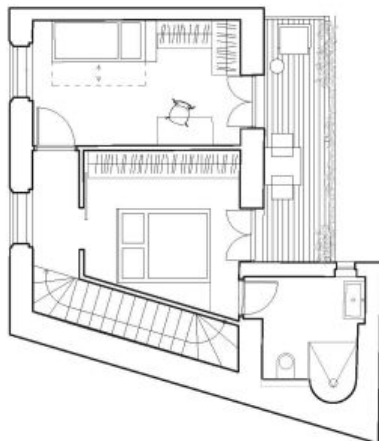
CastleRock  
Investments



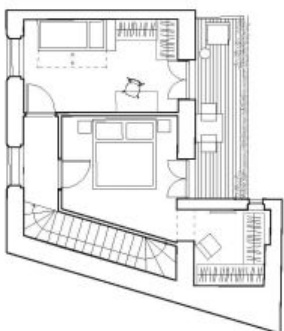
KOLEJKE MAISONETTE LIVING:  
**MATHILDE**  
MATHILDE JE JEDINEČNÝ KOLESEK, JAKO MEZONET SE ROZKLÁDÁ NA PŮSOŠE DVOU  
PATER, DÍKY ČEMU JE JESTĚ VÍCE VZDUŠNĚJŠÍ A JESTĚ VÍCE PROSTORNĚJŠÍ, TY  
NEJLEPŠÍ VĚCI PŘICHÁZÍ VE DVOU, DŮE KOUPELNY DVA VELKÉ BALKONY.



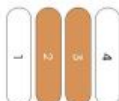
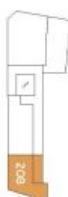
dolní podlaží



horní podlaží



alternativní varianta se sáňkou



3+kk / mezonet  
2. a 3. podlaží  
71,3 m<sup>2</sup> + balkony

Umístění v budově

### Přehled ploch

01 předstří	3 m <sup>2</sup>
02 kuchyň + obývací pokoj	27,4 m <sup>2</sup>
03 koupelna	3,8 m <sup>2</sup>
04 wc	1 m <sup>2</sup>
05 předstří	2,4 m <sup>2</sup>
06 pokoj	10,8 m <sup>2</sup>
07 koupelna	5 m <sup>2</sup>
08 ložnice	12 m <sup>2</sup>
Užitná plocha	65,4 m <sup>2</sup>
Svítlé konstrukce	5,9 m <sup>2</sup>
Pedlaňová plocha	71,3 m <sup>2</sup>
09 balkon	7,9 m <sup>2</sup>
10 balkon	7,7 m <sup>2</sup>
Celková plocha	86,9 m <sup>2</sup>

### Technologie

Pedlaňové vytápění

Podlaží: 2. a 3. podlaží  
Kategorie: 3+kk / mezonet  
Stavba: novostavba  
Úroveň: 208  
Plocha: 71,3 m<sup>2</sup> + balkony  
Celková plocha: 86,9 m<sup>2</sup>  
Umístění: Boleslavova 3, Nusle, Praha 4  
Vlastník: CastleRock Investments s.r.o.  
Provozovatel: svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

exkluzivní zastoupení

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE