



## Apartment Studio (1+kk)

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

€ 246 864 | CZK 6 100 000





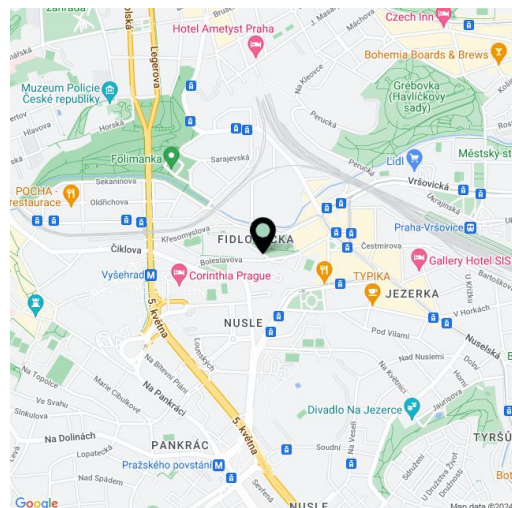


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Total area	46 m²
Parking	-
Cellar	-
Reference number	104682



\* 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 new semi-residential unit is located in a boutique residential project with 15 unique apartments and creatively designed common areas. Originally a tenement house from the 1930s, it stands in a green part of Prague 4 - Nusle, located near 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 practical layout of the unit consists of a living space with a preparation for a kitchen, a bathroom (walk-in shower, toilet), and a foyer with space for a built-in wardrobe.

The units in the project are divided into six collections. This particular studio is part of the **Joan collection**. Facilities include **high-quality LVT floors** with 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 46.1 m².

Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.

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

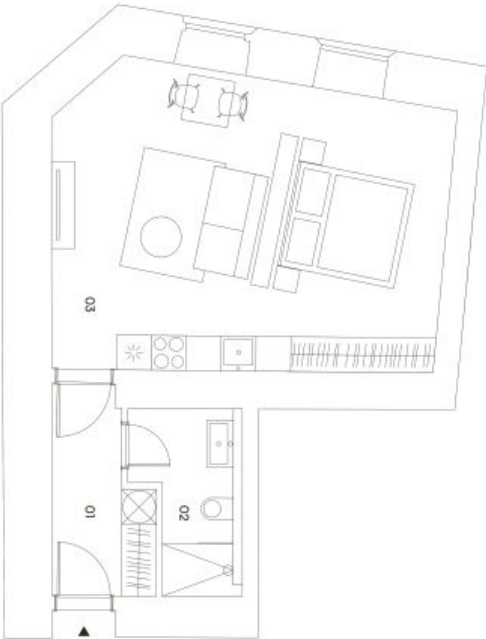


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## BOLESLAVOVA 3



CastleRock  
Investments

KOLEKCE STUDIO LIVING  
**JOAN**  
JOAN JE VZROŠNÝ ATELIEROVÝ BYT IDEÁLNI PRO MĚSTSKÝ ŽIVOT. JE ÚTULNÝ,  
STYLUVÝ A PLNÝ INSPIRACE.

## 102

variabilní dispozice / atelier  
1. podlaží  
46,1 m<sup>2</sup>

Umístění v budově



### Přehled ploch

01 předstih	5,4 m <sup>2</sup>
02 koupelna	4,3 m <sup>2</sup>
03 obytná pokoj + ložnice	33,6 m <sup>2</sup>
Úžitná plocha	43,3 m <sup>2</sup>
Stavělná plocha	2,8 m <sup>2</sup>
Podlahová plocha	46,1 m <sup>2</sup>
Celková plocha	46,1 m <sup>2</sup>

### Technologie

Podlahové vytápění / radiátory

Všechny vstupy a výstupy jsou vyvedeny přes podlahu a jsou  
zajištěny v souladu s požadavky na bezpečnost a ochranu životního prostředí.  
Všechny vstupy a výstupy jsou vyvedeny přes podlahu a jsou zajištěny v souladu s požadavky na bezpečnost a ochranu životního prostředí.  
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