



Apartment One-bedroom (2+kk)

€ 343 921 | CZK 8 500 000

46.4 m², Prague 4, Nusle, Boleslavova





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Total area	46 m²
Parking	-
Cellar	-
Reference number	104696

This new exceptional attic apartment is located on the top 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.

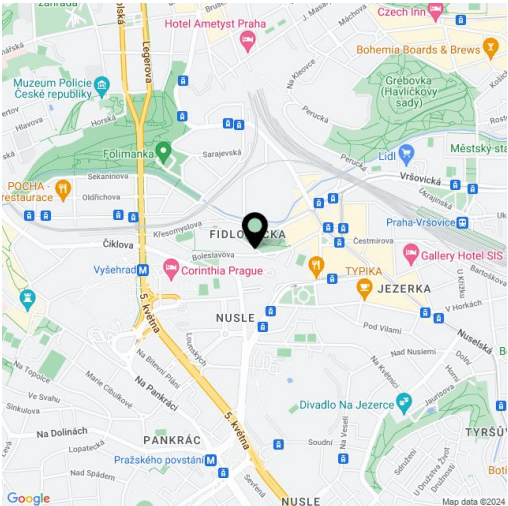
The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with walk-in shower, a separate toilet, and a foyer.

The units in the project are divided into six collections. This particular apartment is part of the **Amelia** 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 46.4 m².
Possibility to purchase a storage space on the floor at extra cost.

For more information, please visit the project website 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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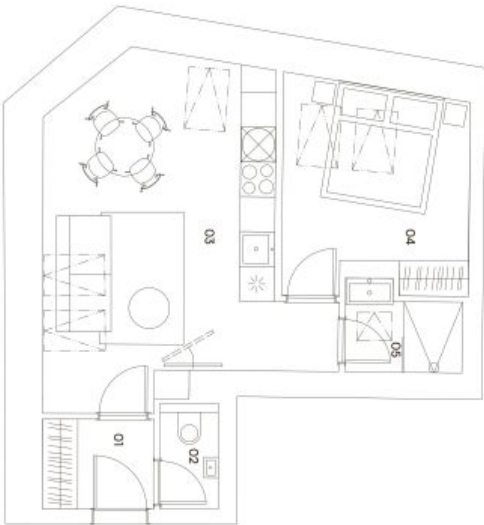
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CastleRock
Investments



KOLEKCE ATTIC LIVING
AMELIA
V AMELII SE BYDLÍ JINAK. JAKO PODKROVNÍ BYT SE PŘÍSNÍ PŘISOKVALI STŘOPY
A ZDÍ, NA KTERÉ SE VEJDOU I TA NEJVĚŠÍ OMELECKÁ DÍLA. CELÝ PROSTOR
PROSVĚTLUJÍ VELKÁ STŘEŠNÍ OKNA.



BOLESLAVOVA 3

413

2+kk
4. podlaží
46,4 m²

Umístění v budově



Přehled ploch

01 předstih	2,8 m²
02 wc	1,6 m²
03 kuchyně + obývací pokoj	24,9 m²
04 ložnice	11,1 m²
05 koupelna	3 m²
Úžitná plocha	43,4 m²
Svislá konstrukce	3 m²
Podlahová plocha	46,4 m²
Celková plocha	46,4 m²

Technologie

Podlahové vytápění / Klimatizace

Všechny informace a údaje uvedené v tomto inzerátu mají charakter pouze orientační a nejsou zárukou. Pro bližší informace kontaktujte makléře. Za obsah a přesnost informací v tomto inzerátu nelze zodpovědnost převést na Svoboda & Williams. Christie's International Real Estate je zastupitelství pro Svoboda & Williams s.r.o. (IČO: 256010731, DIČ: CZ256010731)

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