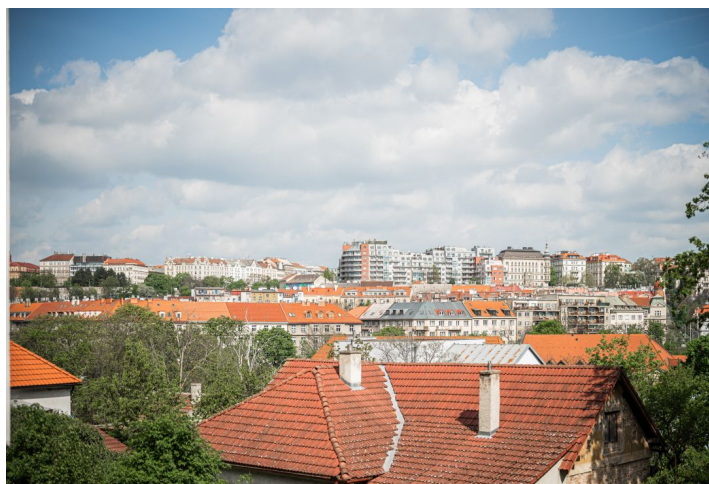




Apartment Studio (1+kk)

32.7 m², Prague 4, Nusle, Boleslavova

€ 238 721 | CZK 5 900 000



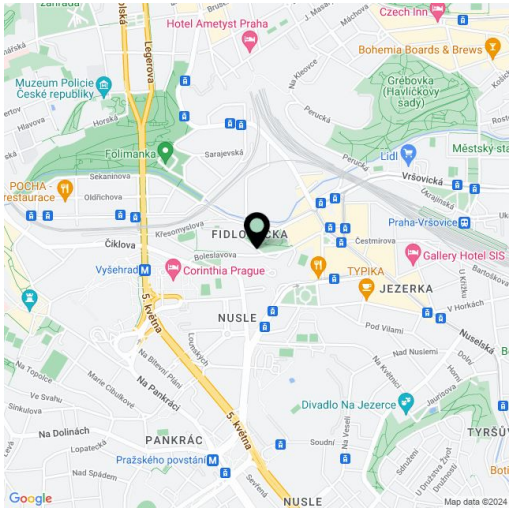


Apartment Studio (1+kk)

32.7 m², Prague 4, Nusle, Boleslavova

€ 238 721 | CZK 5 900 000

Total area	33 m²
Parking	-
Cellar	-
Reference number	104697



* 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 exceptional attic studio 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 area with a preparation for a kitchen, a bathroom with walk-in shower, and a separate toilet.

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 Hájček** 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.

Total area 32.7 m² (incl. an area of 5.7 m² with a ceiling height up to 120cm). Possibility to purchase a storage space on the floor at extra cost.

For more information, please visit the project website www.boleslavova3.cz.

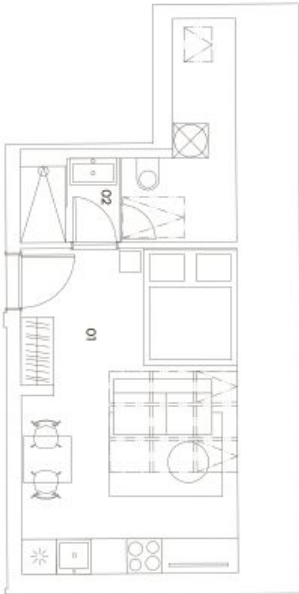


Apartment Studio (1+kk)

32.7 m², Prague 4, Nusle, Boleslavova

€ 238 721 | CZK 5 900 000

BOLESLAVOVA 3



KOLEKCE ATTIC LIVING
AMELIA
V AMELII SE BYDLÍ JINAK. JAKO PODKROVNÍ BYT SE PRVNÍ VYSOKÝMI STŘEŠY
A ZDOLÍ, NA KTERÉ SE VEJDOU I TA NEJVĚŠÍ OMELECKÁ DÍLA, CELÝ PROSTOR
PROSVĚTLUJÍ VELKÁ STŘEŠNÍ OKNA.

CastleRock
Investments

414

1+kk
4. podlaží
32.7 m²

Umístění v budově



Přehled ploch

01. obývací pokoj	19,1 m²
02. koupelna	6,3 m²
Úžitná plocha	25,4 m²
Svislé konstrukce	1,6 m²
Dodatečná plocha	5,7 m²
Podlahová plocha	32,7 m²
Celková plocha	32,7 m²

Technologie

Podlahové vytápění / Klimatizace

Všechny střešní a vnitřní okna jsou vybaveny kvalitními izolačními a bezpečnostními prvky. Všechny podlahy jsou vybaveny kvalitními izolačními prvky. Všechny střešní a vnitřní okna jsou vybaveny kvalitními izolačními a bezpečnostními prvky. Všechny podlahy jsou vybaveny kvalitními izolačními prvky.

exklusivní zastoupení
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