



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	66 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104638

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.

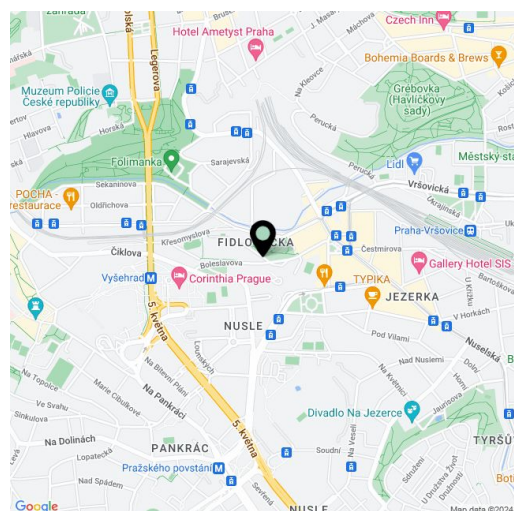
The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with walk-in shower, a separate toilet, and a foyer.

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 65.9 m<sup>2</sup> (incl. an area of 5.3 m<sup>2</sup> 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](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.

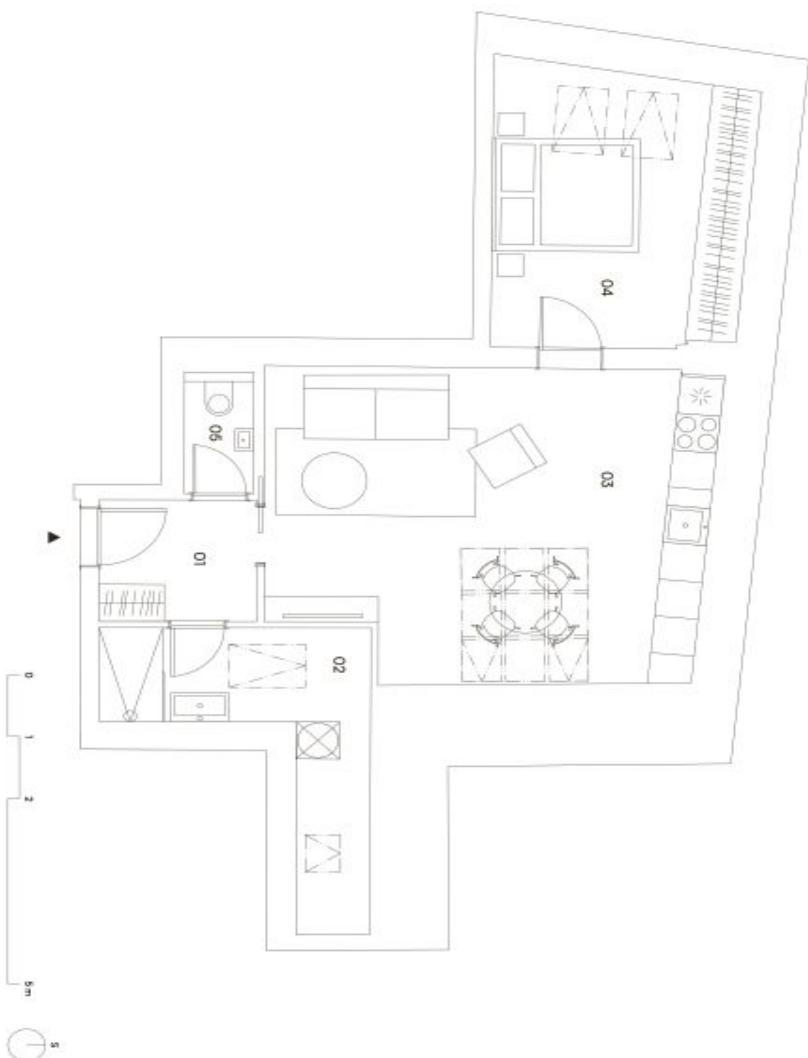


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## BOLESLAVOVA 3



CastleRock  
Investments

KOLEKCE ATTIC LIVING

### AMELIA

V AMELII SE BYDLÍ JINAK. JAKO PODKROVNÍ BYT SE PŘIŠŤI VYSOKÝMI STROPY A ZDÍMI, NA KTERÉ SE VEJDOU I TA NEJVĚŠÍ UMĚLECKÁ DÍLA. CELEJ PROSTOR PROSITELNĚJÍ VELKÁ STŘEŠNÍ OKNA.

## 412

2+kk  
4. podlaží  
65,9 m<sup>2</sup>

Umístění v budově



### Přehled ploch

01 předstř	4,1 m <sup>2</sup>
02 koupelna	6,7 m <sup>2</sup>
03 kuchyně + obývací pokoj	27,5 m <sup>2</sup>
04 ložnice	15,9 m <sup>2</sup>
05 wc	1,6 m <sup>2</sup>
Užitná plocha	55,8 m <sup>2</sup>
Svídlá konstrukce	4,8 m <sup>2</sup>
Dodatečná plocha	5,3 m <sup>2</sup>
Podlahová plocha	65,9 m <sup>2</sup>
Celková plocha	65,9 m <sup>2</sup>

### Technologie

Podlahové vytápění / Klimatizace

Všechny informace a údaje o tomto objektu poskytl/a realitní makléř/realitní kancelář a nezávislý odborník. Svoboda & Williams, realitní kancelář, nese odpovědnost za správnost a úplnost informací. Za všechny poskytl/a realitní kancelář a nezávislý odborník. Christie's International Real Estate je zprostředkovatel a nezávislý odborník. 30462018. SÚ. Identifikační číslo: 104702341

exkluzivní zastoupení  
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realitní kancelář