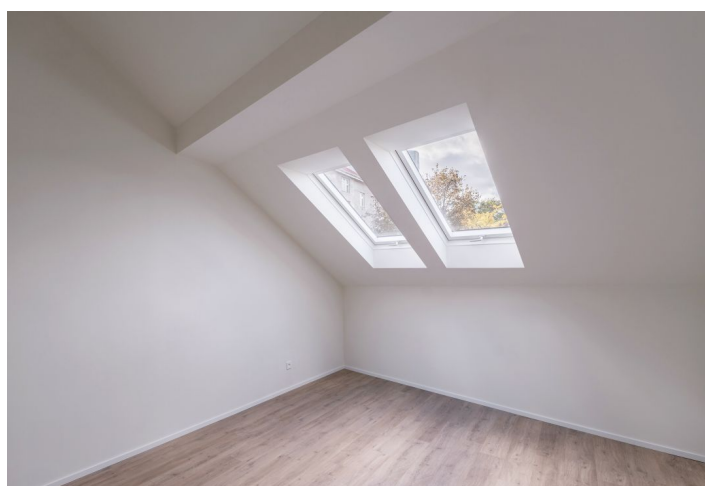
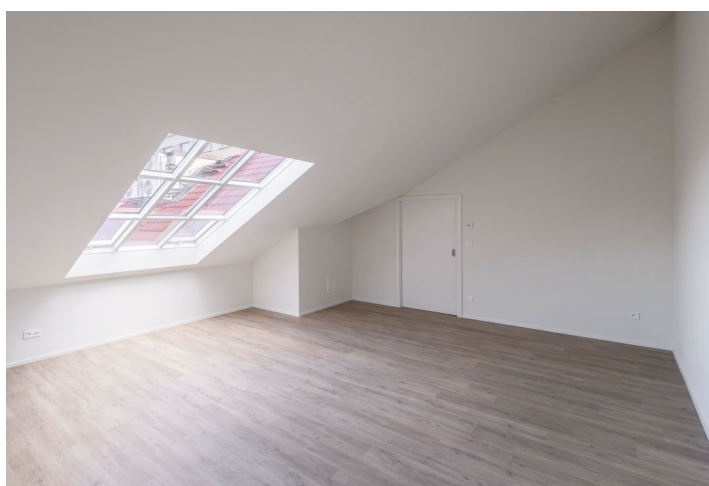
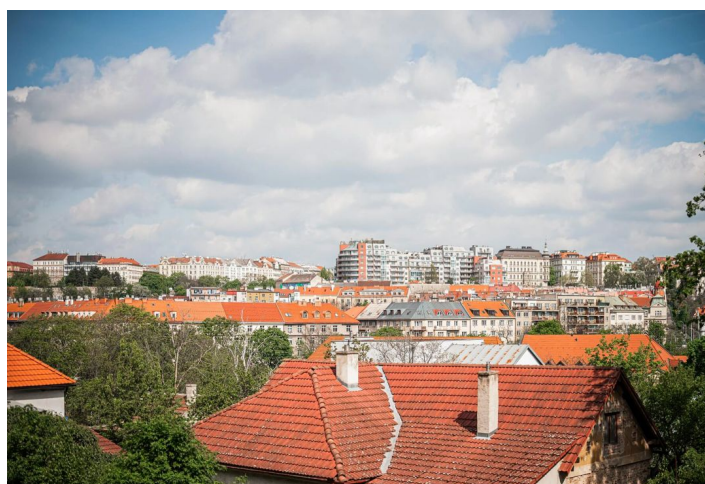




## Apartment One-bedroom (2+kk)

€ 415 595 | CZK 10 500 000

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





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€ 415 595 | CZK 10 500 000

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

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.

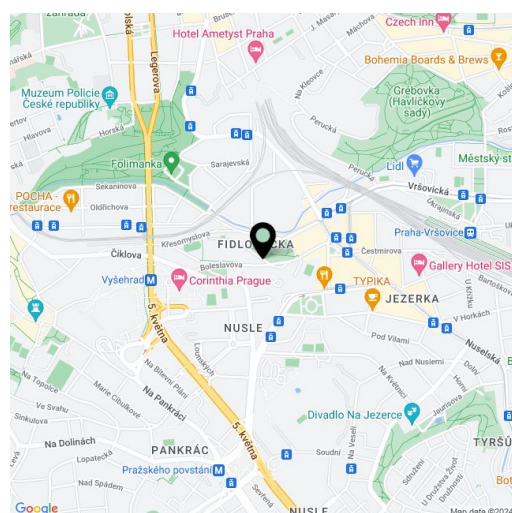
The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with walk-in shower, a separate toilet, and a foyer.

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 Hájiček** 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 Syнкů 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.

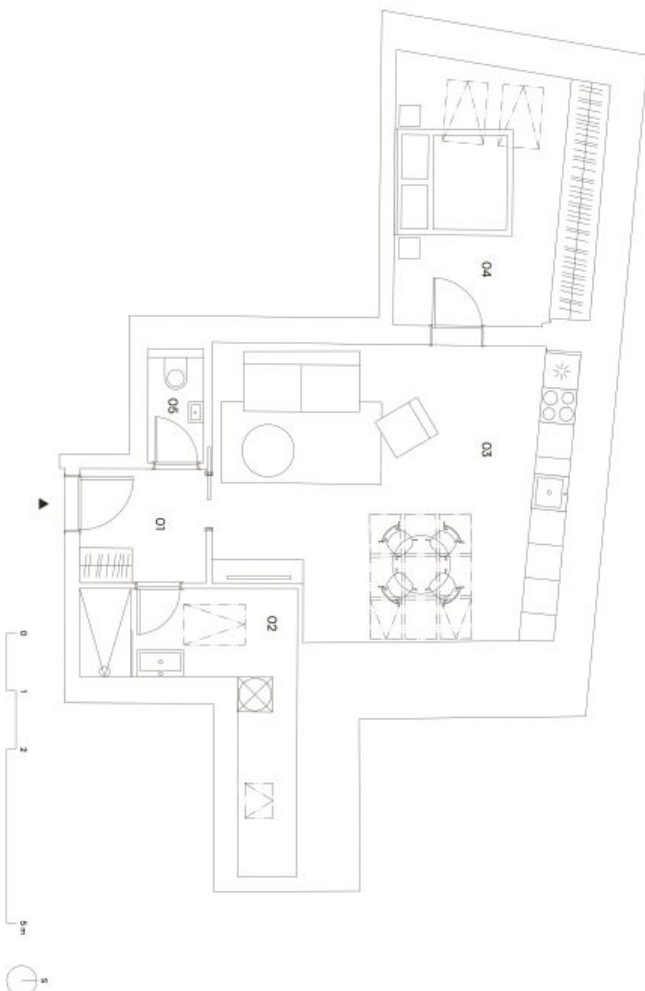


# Apartment One-bedroom (2+kk)

€ 415 595 | CZK 10 500 000

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

## BOLESLAVOVA 3



KOLEKCE ATTIC LIVING  
**AMELIA**  
V AMELII SE BROJÍ JINAK. JAKO POKROVNÍ BRT SE PRŠNÍ PYSOKVÁI STROPY  
A ZDÍ, NA KTERÉ SE VEJDOU I TA NEJVĚŠÍ OMELEČKA DÍLA. CEĽV PROSTOR  
PROSVĚTLUJÍ VEĽKÁ STREŠNÍ OKNA.

CastleRock  
Investments

# 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>
Úžitná plocha	55,8 m <sup>2</sup>
Svislé konstrukce	4,8 m <sup>2</sup>
Dodatečná plocha	5,3 m <sup>2</sup>
Podlahová plocha	65,9 m <sup>2</sup>
<b>Celková plocha</b>	<b>65,9 m<sup>2</sup></b>

### Technologie

Podlahové vytápění / Klimatizace

Veškeré informace a údaje uvedené v tomto inzerátu představují pouze orientační a nejsou zárukou. Každý údaj je uveden s maximální přesností, avšak nelze vyloučit chyby. Za obsah inzerátu zodpovídá Svoboda & Williams, s.r.o. a Christie's International Real Estate. Pro více informací kontaktujte Svoboda & Williams, s.r.o. nebo Christie's International Real Estate. Svoboda & Williams, s.r.o. IČO: 25220133, Sídlo: Bělohorská 106/1, 14200 Praha 4.

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