svoboda@williams | CHRISTIE'S



Apartment Studio (1+kk)

46.1 m², Prague 4, Nusle, Boleslavova

€ 242 834 | CZK 6 100 000











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 31. 01. 2025, 05:53

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Apartment Studio (1+kk)

46.1 m², Prague 4, Nusle, Boleslavova

Total area	46 m²
Parking	-
Cellar	_
PENB	С
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 strorage space at extra cost.

Subject to special legal conditions.

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

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STYLOVÝ A PLNÝ INSPIRACE.

JDAN JE VZDUŠNÝ ATELIÉROVÝ BYT IDEÁLNÍ PRO MĚSTSKÝ ŽIVOT. JE ÚTULNÝ



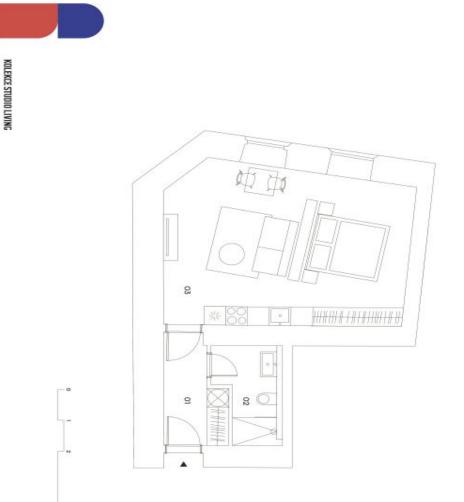
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JOAN

€ 242 834 | CZK 6 100 000

CastleRock Investments



svoboda&williams | CHRISTIES exkluzivní zastoupení 02

variabilní dispozice / ateliér 1. podlaží 46,1 m²

Umístění v budově





Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com

Prague +420 257 328 281 +420 724 551 238

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Technologie

Celková plocha

46,1 m²

46,1 m² 2.8 m²

odlahová plocha vislé konstrukce

Podlahové vytápění / rekuperace

Brno +420 543 250 711 +420 724 551 238

02 koupelna 01 předsiň

4,3 m² 5,4 m² Prehled ploch

03 obývací pokoj + ložnice

Užitná plocha

43,3 m² 33,6 m²

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BOLESLAVOVA 3