

Apartment One-bedroom (2+kk)

€ 394 658 I CZK 9 900 000

46.4 m², Prague 4, Nusle, Boleslavova













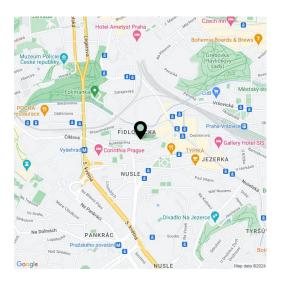


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Total area	46 m²
Parking	-
Cellar	_
PENB	С
Reference number	104696



* 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 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. The project was completed in December 2024 and the unit is move-in ready..

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.

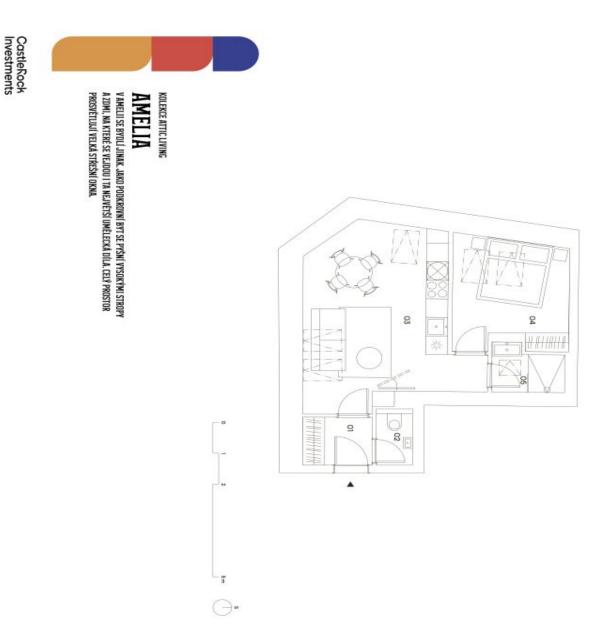
Possibility to purchase a strorage space on the floor at extra cost.

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

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Podlahové vytápění / klimatizace

Technologie	Celková plocha	Podľahová plocha	GYSIG NOISH ONCE
	46,4 m	46,4 m	911

9	01 předsíň	2,8 m²
2	02 wc	1,6 m²
8	kuchyň + obývací pokoj	24,9 m²
2	04 ložnice	11,1 m²
8	05 koupelna	3 m²
125	Užitná plocha	43,4 m²
SVS.	Svislé konstrukce	3 m ²
P	Podľahová plocha	46,4 m ²
3	Calleagă alacha	44.4

Umístění v budově

2+kk 4. podlaží 46,4 m²

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