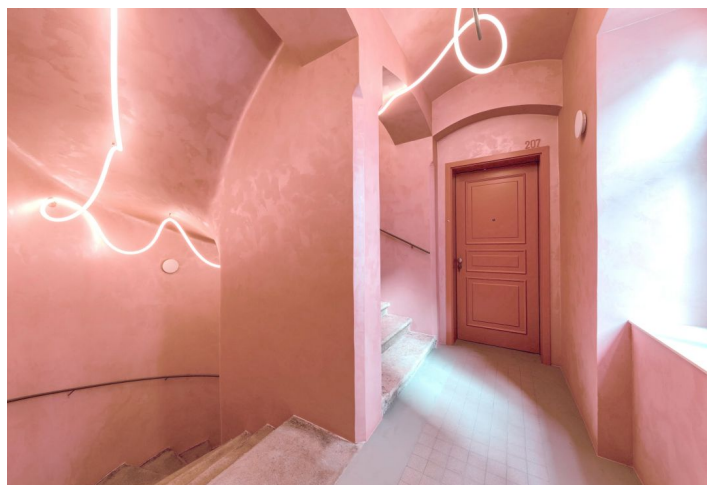




## Apartment One-bedroom (2+kk)

€ 336 101 | CZK 8 500 000

46.4 m<sup>2</sup>, Praha 4, Nusle, Boleslavova





## Apartment One-bedroom (2+kk)

€ 336 101 | CZK 8 500 000

46.4 m<sup>2</sup>, Praha 4, Nusle, Boleslavova

Total area	46 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	104696

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.

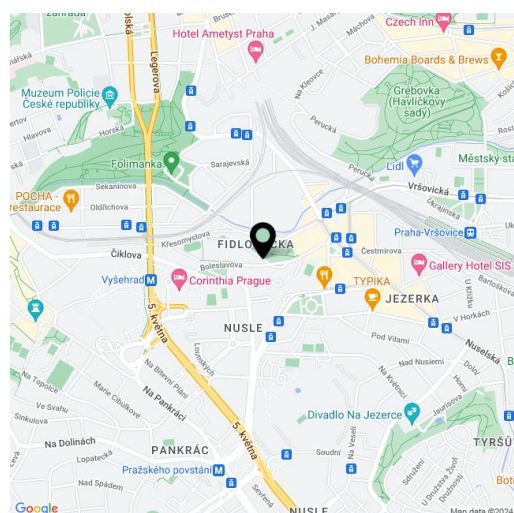
The units in the project are divided into six collections. This particular apartment is part of the **Amelia** collection. Facilities include **high-quality LVT floors** in a wooden decor and properties, large-format wall and floor tiles combined with **mosaic tiles in neutral earth tones**, **Laufen 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 Syků Square (where a line D metro station will be built) are within easy walking distance.

Floor area 46.4 m<sup>2</sup>.

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)

€ 336 101 | CZK 8 500 000

46.4 m<sup>2</sup>, Praha 4, Nusle, Boleslavova

## BOLESLAVOVA 3

# 413

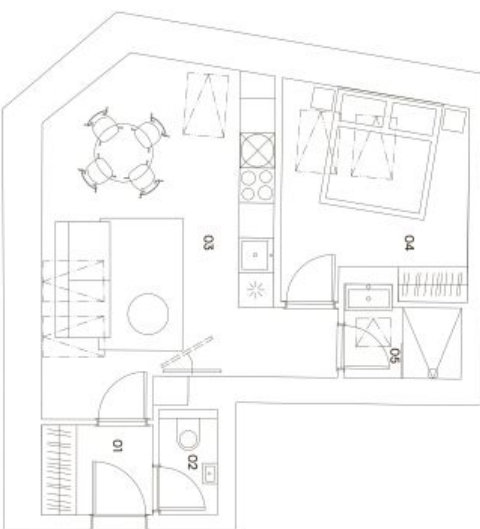
2+kk  
4. podlaží  
46,4 m<sup>2</sup>

Umístění v budově



### Přehled ploch

01 předstíh	2,8 m <sup>2</sup>
02 wc	1,6 m <sup>2</sup>
03 kuchyně + obývací pokoj	24,9 m <sup>2</sup>
04 ložnice	11,1 m <sup>2</sup>
05 koupelna	3 m <sup>2</sup>
Užitná plocha	43,4 m <sup>2</sup>



Svislá konstrukce	3 m <sup>2</sup>
Podlahová plocha	46,4 m <sup>2</sup>
Čistková plocha	46,4 m <sup>2</sup>

### Technologie

Podlahové vytápění / Klimatizace

Ukazatel energetické náročnosti budovy (ENB) je určen podle vyhlášených technických podmínek a není závazným údajem. Pro bližší podrobnosti se obraťte na makléře. Za obsah a přesnost informací poskytnutých makléřem zodpovídá výhradně makléř. Christies International Real Estate s.r.o. IČO: 25067073, DIČ: CZ25067073



KOLEJKA ATTIC LIVING  
**AMELIA**  
V AMELII SE BROUÍ JINAK. JAKO PODKROVNÍ BYT SE PRŠNÍ PYSKOVÁI STROPY A ZEMĚ, NA KTERÉ SE VEJDOU I TA NEJVĚTŠÍ OMELECKÁ DÍLA, ČEJÍ PROSTOR PROSVĚTLUJÍ VELKÁ STŘEŠNÍ OKNA.

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