



Apartment One-bedroom (2+kk)

Sold

68.3 m², Praha 4, Nusle, Boleslavova





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| | |
|------------------|-------------------|
| Total area | 68 m ² |
| Parking | - |
| Cellar | - |
| PENB | C |
| Reference number | 104698 |

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.

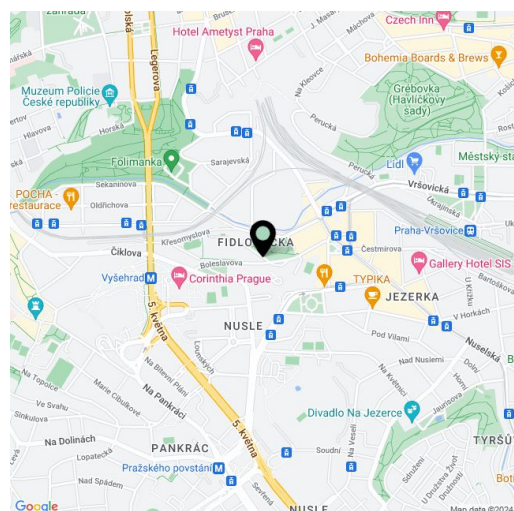
The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with walk-in shower, a separate toilet, and a foyer.

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 Hájček** 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.

Total area 68.3 m² (incl. an area of 4,4 m² 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.



* 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.

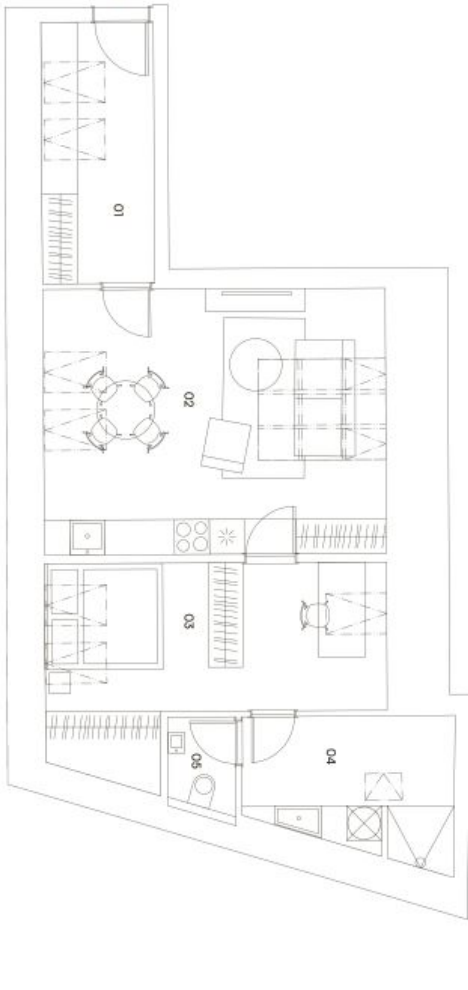


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BOLESLAVOVA 3



KOLEKCE ATTIC LIVING
AMELIA
V AMELII SE BROUJÍ JINAK. JAKO POUKROVNÍ BÝTÍ SE PRŠNÍ PYSOKÝMI STŘOPY A ZIMNÍ NA KTERÉ SE VEJDOU I TA NEJVĚŠÍ OMELECKÁ DÍLA. CEVÝ PROSTOR PROSĚTLIVUJÍ VELKÁ STŘEŠNÍ OKNA.

CastleRock
Investments

415

2+kk
4. podlaží
68,3 m²

Umístění v budově



Přehled ploch

| | |
|----------------------------|---------------------|
| 01 předstih | 8,6 m ² |
| 02 kuchyně + obývací pokoj | 25,3 m ² |
| 03 ložnice | 16,7 m ² |
| 04 koupelna | 7,3 m ² |
| 05 wc | 1,5 m ² |
| Ústřední plocha | 59,4 m ² |

| | |
|-------------------|---------------------|
| Svislá konstrukce | 4,5 m ² |
| Dodatečná plocha | 4,4 m ² |
| Podlahová plocha | 68,3 m ² |
| Celková plocha | 68,3 m ² |

Technologie

Podlahové vytápění / Klimatizace

Všechny rozvahy a souborové jednání vyžadují dohodnutí mezi účastníky a mají charakter smluvní, nejsou závazné a nepředstavují právní závazek. Závazky vznikají až po podpisu smlouvy. Podpisem smlouvy potvrzujete, že jste se seznámili s obsahem této smlouvy a souhlasíte s jejími podmínkami. Smlouva je závazná od okamžiku jejího podpisu. Smlouva je závazná od okamžiku jejího podpisu. Smlouva je závazná od okamžiku jejího podpisu. Smlouva je závazná od okamžiku jejího podpisu.

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