



Apartment Studio (1+kk)

68.3 m², Prague 4, Nusle, Boleslavova

€ 431 598 | CZK 10 900 000





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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.

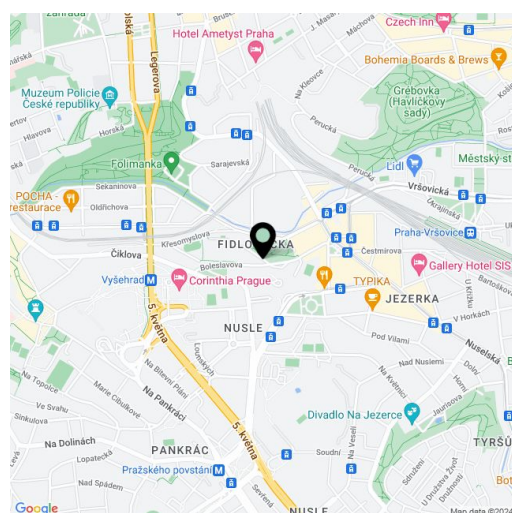
The area of the apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with walk-in shower, a separate toilet, and a foyer.

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 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 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

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 rozvody a sady vnitřní instalace jsou provedeny podle požadavků ČSN EN 12062 a ČSN EN 12063. Všechny rozvody jsou provedeny podle požadavků ČSN EN 12062 a ČSN EN 12063. Všechny rozvody jsou provedeny podle požadavků ČSN EN 12062 a ČSN EN 12063. Všechny rozvody jsou provedeny podle požadavků ČSN EN 12062 a ČSN EN 12063.

exekuzivní zastoupení
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

CastleRock
Investments

KOLEKCE ATTIC LIVING

AMELIA

V AMELII SE BROJÍ JINAK. JAKO PODKROVNÍ BYT SE PŘISŤI VYSOKÝM STROPY A ZEMĚ, NA KTERÉ SE VEJDOU I TA NEJVĚTŠÍ OMELECKÁ DÍLA. CELEPÝ PROSTOR PROSVĚTLUJÍ VELKÁ STŘEŠNÍ OKNA.

