

## Apartment Studio (1+kk)

€ 243 902 | CZK 6 100 000

46.1 m<sup>2</sup>, Prague 4, Nusle, Boleslavova



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|                  |                   |
|------------------|-------------------|
| Total area       | 46 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | C                 |
| Reference number | 104682            |

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**.

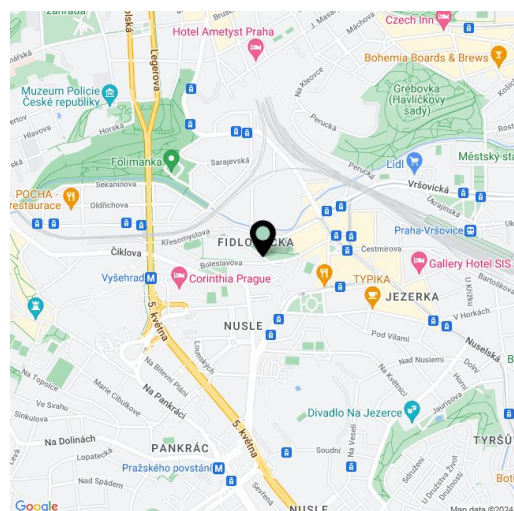
This very pleasant neighborhood is nestled between **the Na Fidlovačce and Křesomyslův Hájček parks**, and **Folimanka Park** with **sports fields** and the large green areas of **historic Vyšehrad** are nearby. Several **cafés and sports and wellness centers** are located on the 26th floor of the Corinthia 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 Syků Square (where a line D metro station will be built) are within easy walking distance.

Floor area 46.1 m<sup>2</sup>.

Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.

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.

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## BOLESLAVOVA 3

102

variabilní dispozice / atelier

1. podlaží  
46,1 m<sup>2</sup>

Umístění v budově



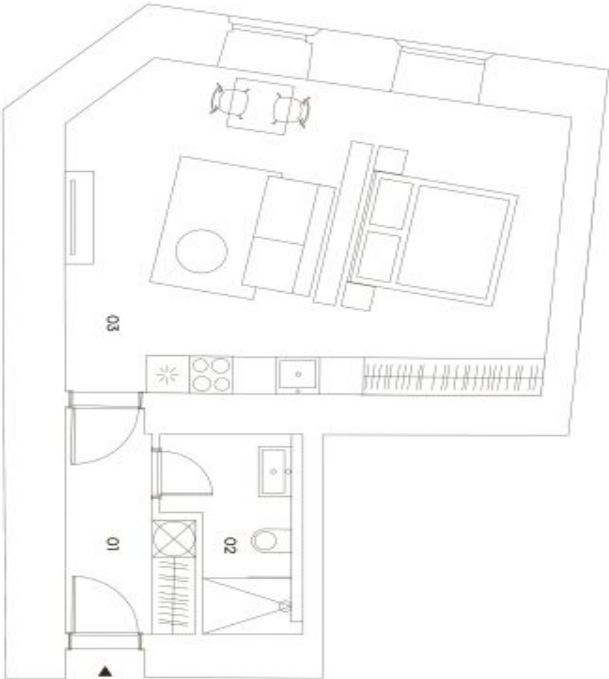
## Přehled ploch

|                            |                     |
|----------------------------|---------------------|
| 01 předstíh                | 5,4 m <sup>2</sup>  |
| 02 koupelna                | 4,3 m <sup>2</sup>  |
| 03 obývací pokoj + ložnice | 33,6 m <sup>2</sup> |
| Užitná plocha              | 43,3 m <sup>2</sup> |
| Svítlé konstrukce          | 2,8 m <sup>2</sup>  |
| Podlahová plocha           | 46,1 m <sup>2</sup> |
| Celková plocha             | 46,1 m <sup>2</sup> |

## Technologie

Podlahové vytápění / rekupernace

Všechny střešní a suteréňové garážové vyhledávání jsou psaní sítěmi a mají  
kvalitní izolaci. Vstupní dveře a výhledy mají kvalitní izolaci a výhledy na ulici mají  
ztlumené prosklené dveře a prosklená okna s tlumeným odrazem. Christies  
koupelny a WC mají na zlatě. Podlahová plocha je měřena do výhledů včetně  
50x50 (10) na 1000mm při 1400 (10)



KOLEKCE STUDIO LIVING

JOAN

JOAN JE VZDUŠNÝ ATELIÉROVÝ BYTI IDEÁLNÍ PRO MĚSTSKÝ ŽIVOT. JE ÚTULNÝ,  
STYL OVÝ A PLNÝ INSPIRACE.CastleRock  
Investments

exkluzivně zastupují:

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE