



Apartment One-bedroom (2+kk)

Sold

65.9 m², Prague 4, Nusle, Boleslavova

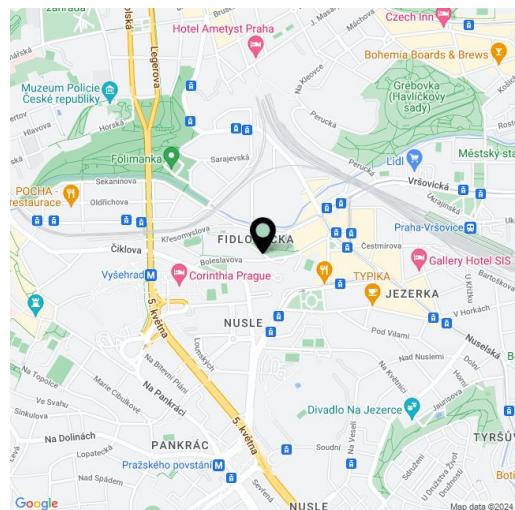




Apartment One-bedroom (2+kk)

Sold65.9 m², Prague 4, Nusle, Boleslavova

Total area	66 m ²
Parking	-
Cellar	-
PENB	C
Reference number	104638



* 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. 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 Synků Square (where a line D metro station will be built) are within easy walking distance.

Floor area 65.9 m² (incl. an area of 5.3 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.



Apartment One-bedroom (2+kk)

Sold

65.9 m², Prague 4, Nusle, Boleslavova



AMELIA

KOLEKCE ATIC LIVING

VAMELIJI SE BYTĚL JINAK, JAKO PODKŘVNÍ BYT SE PSNÍ VÝSKYMI STROPŮ
A ZDÍ, NA KTERÉ SE VEDOU VÍTĚZNE VÝSTAVY.
PROSÍTE LI VELKÁ STŘEŠNÍOKA.

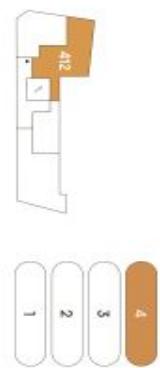


BOLESLAVOVÁ 3

412

2+kk
4. podlaží
65,9 m²

Umístění v budově



Prehled ploch

01	přední	4,1 m
02	koupelna	6,7 m ²
03	kuchyň + obývací pokoj	27,5 m ²
04	ložnice	15,9 m ²

Technologie

Podlahové vytápění / klimatizace

Die Dokumentation der Ergebnisse der 10. Wissenschaftstagung der Deutschen Gesellschaft für Kinder- und Jugendpsychiatrie und Psychotherapie (DGKJ) vom 10. bis 12. September 2009 in Berlin.



Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
30.01.2026, 01:11