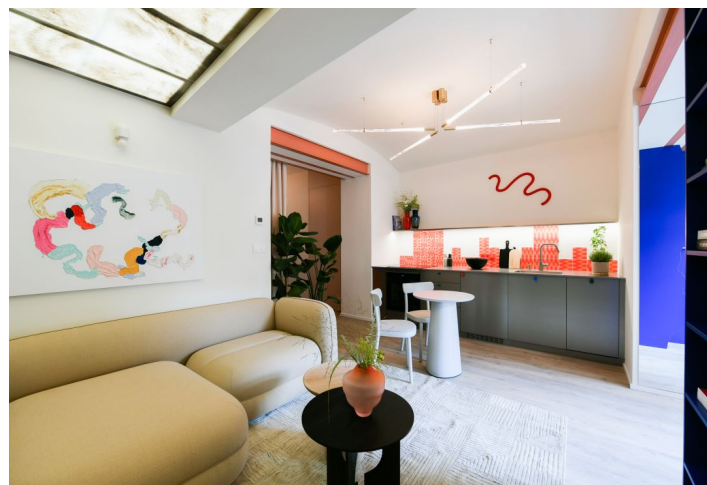




## Apartment Studio (1+kk)

46.1 m², Prague 4, Nusle, Boleslavova

€ 250 616 | CZK 6 100 000





## Apartment Studio (1+kk)

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

€ 250 616 | CZK 6 100 000

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**.

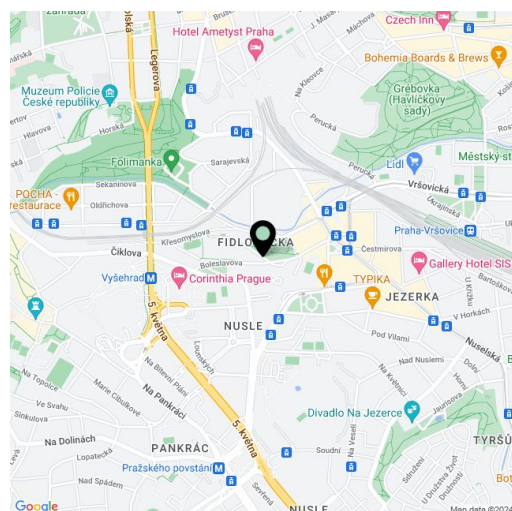
This very pleasant neighborhood is nestled between the **Na Fidlovačce** and **Křesomyslův Hájíček** parks, and **Folimanka Park** with **sports fields** and the large green areas of **historic Vyšehrad** are nearby. Several **cafés and sports and wellness centers** are located on the 26th floor of the 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 46.1 m<sup>2</sup>.

Possibility to purchase a storage space at extra cost.

Subject to special legal conditions.

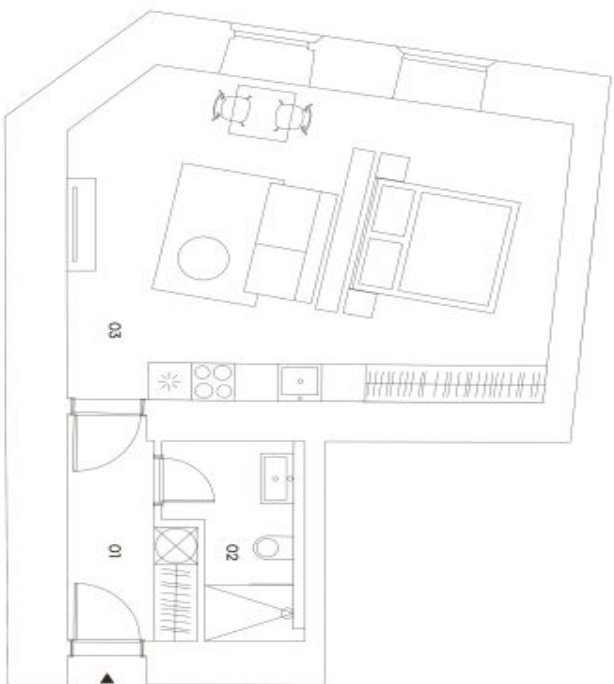
For more information, please visit the project website [www.boleslavova3.cz](http://www.boleslavova3.cz).



\* 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.

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

BOLESLAVOVA 3



KOLEKCE STUDIO LIVING

**JOAN**

JOHAN JE VZDUŠNÝ ATELÉROVÝ BYT IDEÁLNÍ PRO MĚSTSKÝ ŽIVOT. JE ÚTULNÝ, STYLLOVÝ A PLNÝ INSPIRACE

**CastleRock  
Investments**

102

variabilní dispozice / atelier

## 1. podlaží

46.1 m<sup>2</sup>

### Umístění v budově



### Prehľad ploch

01	predstín	5,4 m
02	koupeľňa	4,3 m
03	obývací pokoj + ložnice	33,6 m
	úžitná plocha	43,3 m
	svetlo konštrukcie	2,8 m
	podlažná plocha	46,1 m
	celková plocha	46,1 m

## Technologie

## Podlahové vytápění / rekuperace

[illegible]

exkluzivní zastoupení  
svobodná & williams | CHRISTIE'S  
real estate, inc. (NY)