



Apartment Three-bedroom (4+kk)

Sold

90 m², Prague 10, Horní Měcholupy, Padovská





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Total area	102 m ²
Floor area*	90 m ²
Terrace	12 m ²
Parking	Garage parking space
Garage	Yes
Cellar	-
Service price	6 700 CZK monthly
PENB	B
Reference number	101881

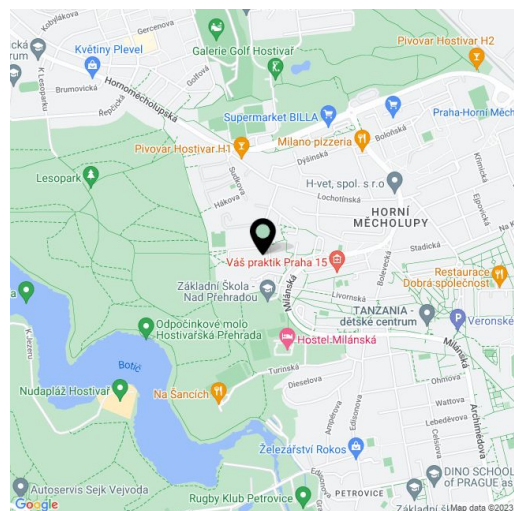
This very bright, southeast-facing apartment with a sunny terrace, impressive views of the distant surroundings, and a garage is part of a modern residential complex located in the vicinity of the Hostivař forest park in the Horní Měcholupy district with complete civic amenities.

The area of the apartment on the 5th floor is divided into a living room with a kitchen, dining area, and access to a **south-facing covered terrace**, 3 bedrooms (with windows facing east), a bathroom (bathtub, toilet, sink, connection for a washing machine), a separate toilet, a dressing room, and an entrance hall.

The project was completed in 2018; the building has an **elevator**. Windows are plastic with double glazing, and the floors and doors are **wooden**. The kitchen is fully equipped with built-in appliances. Central heating. The purchase price includes a garage parking space; residents have the opportunity to use an **enclosed playground** from which you can walk directly to a **park** or to an elementary school. The property also includes a **barbecue area**.

The ideal location of the complex is next to a **vast forest park with children's playgrounds, bike and hiking trails, or a beach** and, at the same time, within reach of everything you need. In addition to a primary school, there is also a kindergarten and grocery store in the immediate vicinity, as well as a post office, pharmacy, supermarket, children's playroom, a popular restaurant with a brewery, **tennis courts, and a twelve-hole golf course**. It only takes 10 minutes to get to the Háje metro station by bus, and direct bus connections also go to the Skalka metro station or to Černý Most. There is a railway station within easy reach, from where you can get to the city center in no time. By car, you can quickly connect to the D1 highway and the Prague Ring Road.

Floor area 90 m², terrace 11.6 m².



* 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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