



House Three-bedroom (4+kk)

€ 2 487 | CZK 63 000

169 m², Prague 10, Horní Měcholupy, U Golfu





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Usable area	169 m ²
Plot	408 m ²
Foot print	124 m ²
Garden	284 m ²
Floor area	157 m ²
Terrace	12 m ²
Parking	Garage and parking in front of the garage.
Garage	Yes
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	102145
Available from	Immediately

This furnished 3-bedroom townhouse with a garden is situated in the exclusive gated residential project Golf Hostivař adjacent to the Galerie Golf Hostivař 18-hole course, including practice areas and a restaurant open daily (from early morning). Located just ten minutes from the Háje metro station, with full amenities in the area, incl. numerous sports facilities thanks to the golf course and nearby sports complexes (Charles University sports center, Hostivař sports center, SK Horní Měcholupy). Set in a very nice quiet neighborhood with plenty of greenery, within easy reach of the Čestlice shopping zone and water park, and the Hostivař, Europark, and Fashion Arena shopping centers. Hostivařský Park and a reservoir are located a ten-minute walk from the building. Conveniently located for the Nový PORG School (10 min. by car) and the PBS international school (20 min.). A bus stop with multiple connections is about 400 meters away.

The ground floor includes a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a toilet, a hall with built-in wardrobes, a utility room, and an entrance hall with built-in storage and garage access. The upper floor features a gallery, a master bedroom with a large fitted **walk-in closet**, two bedrooms, and a bathroom (bathtub, toilet).

Hardwood floors, tiles, built-in wardrobes in all bedrooms, automatic exterior blinds, gas boiler, underfloor heating in the bathroom, washer/dryer, dishwasher, induction cooktop, TV, automatic irrigation. Designed by an interior design studio. The entire complex is guarded by an entrance gate and a camera system. A **garage** and a **parking space on the plot** in front of the garage are available.

