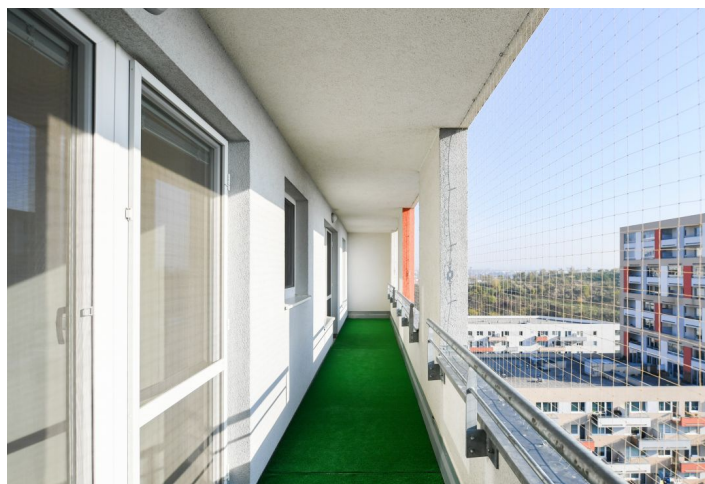




Apartment Two-bedroom (3+kk)

€ 474 476 | CZK 11 990 000

79 m², Prague 10, Horní Měcholupy, Hornoměcholupská





Apartment Two-bedroom (3+kk)

€ 474 476 | CZK 11 990 000

79 m², Prague 10, Horní Měcholupy, Hornoměcholupská

| | |
|------------------|----------------------|
| Total area | 100 m ² |
| Floor area* | 79 m ² |
| Balcony | 21 m ² |
| Parking | Garage parking space |
| Garage | Yes |
| Cellar | Yes |
| PENB | C |
| Reference number | 106723 |

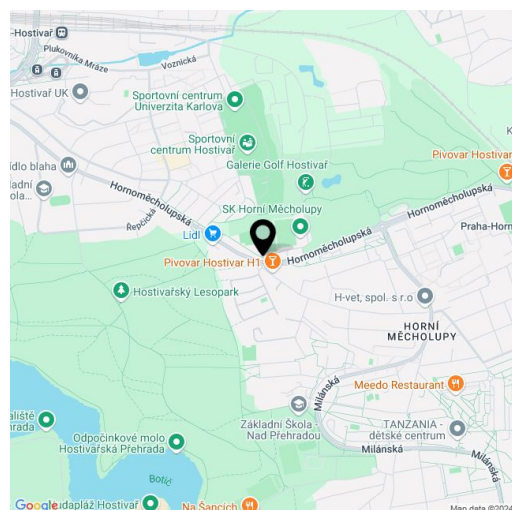
This bright apartment with a spacious loggia and balcony is located on the 9th floor of a residential building with an underground garage, where 1 lockable parking space is reserved for the apartment. The residential complex is located in Prague 15 - Horní Měcholupy, where locals can enjoy good public transport, all the necessary services, and proximity to nature parks.

The area of the apartment is divided into a living room with a kitchen and dining area, 2 bedrooms, a bathroom (bathtub, sink, washing machine connection), a separate toilet, a closet, and a foyer. Along the entire length of the wall of the living room and one bedroom, a **south-facing loggia** adjoins the apartment, and the second bedroom has access to **the eastern balcony**.

The building was approved in 2014. Facilities include double-glazed plastic windows, laminate floors, and central heating. The kitchen is equipped with Gorenje appliances and a Faber **design hood**. The apartment has a **cellar** and a **large garage space** with a **remote control door**, both located on the same level (2nd underground floor). Residents have a **pram room** available.

The residential complex with several **children's playgrounds** is located in the immediate vicinity of a kindergarten and elementary school, supermarkets and other shops, including a drugstore, and there is also a pharmacy, a post office, medical services, and restaurants nearby. A bus stops close to the building, which can take you to the Háje metro station, the Strašnická metro station (line A) or directly to the city center to the Florenc transfer station in a few minutes. A quick and convenient connection with the city center is also possible by trains from a nearby stop. The location is adjacent to the **Hostivař-Záběhlice** and **Botič-Milíčov nature parks**, and it is not far from the **Hostivař forest park** or the **Uhrněveská nature reserve**.

Floor area 79.4 m², loggia 16.6 m², balcony 4.6 m², cellar 3.5 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.



Apartment Two-bedroom (3+kk)

€ 474 476 | CZK 11 990 000

79 m², Prague 10, Horní Měcholupy, HornoměcholupskáM 1:75
0m 5m 10m 20m

| LOKALITA JAVOROVÁ ČTVŘTĚ OBJEKT E - BYT 128 11. NP / M 1:75 / A3 | | |
|--|--------------------|------------------------------|
| ČÍSLO MÍSTN. | NÁZEV MÍSTNOSTI | PLOCHA cca (m ²) |
| 128.1 | PŘEDSÍŇ | 11,8 |
| 128.2 | KOUPELNA | 4,5 |
| 128.3 | OBYVACÍ POKOJ + KK | 32,3 |
| 128.4 | POKOJ | 13,3 |
| 128.5 | WC | 1,8 |
| 128.6 | POKOJ | 13,5 |
| 128.7 | KOMORA | 2,2 |
| 128.8 | LODŽIE | 16,6 |
| 128.9 | BALKON | 4,6 |
| UŽITNÁ PLOCHA | | 79,4 |
| LODŽIE | | 16,6 |
| BALKON | | 4,6 |

CENTRAL
GROUP