



## Apartment Three-bedroom (4+kk)

Sold

98 m<sup>2</sup>, Praha 10, Dolní Měcholupy, Kryšpínova





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Total area	128 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
Service price	2 858 CZK monthly
PENB	C
Reference number	30950

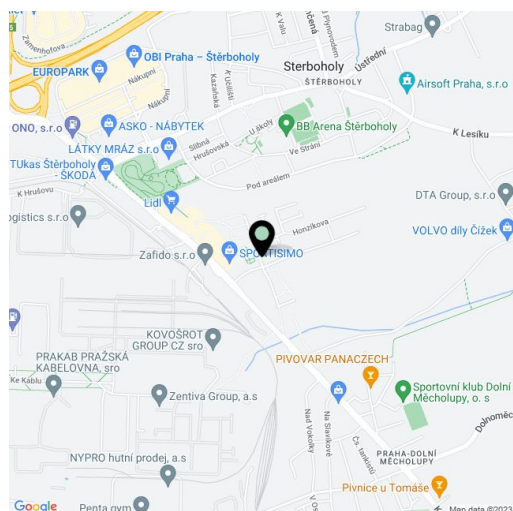
**Bright and airy apartment with 3 terraces located on the topmost 6th floor of a modern apartment building with an elevator and an underground garage, part of the Malá háj residential complex.**

The spacious central entrance hall has access to all rooms: a living room with an open plan kitchen and an eastern terrace, a **master bedroom with an ensuite bathroom** (shower, sink, toilet) and a private terrace, another 2 bedrooms with a shared terrace, a bathroom (**whirlpool**, 2 sinks, preparation for a washing machine), a closet, and a separate toilet. The living room is oriented toward the west, and the bedrooms are orientated toward the east.

It features triple glazed plastic windows, **vinyl flooring** combined with tiles, and built-in wardrobes. There is a fully fitted kitchen with appliances incl. a double door fridge. Heating is remote. The apartment comes with a **cellar unit**, spacious terraces, and 1 **garage parking space**.

The complex, which includes a playground and a café, is situated on the border of the Štěrboholy and Dolní Měcholupy neighborhoods. Nearby, there are several shopping centers, a sports hall, Hrušov Park with an inline track, and Golf Club Hostivař. The location is easily accessible by car via the Štěrboholská connecting road, public transport is provided by public buses to the Depo Hostivař metro station (line A) (4-minute ride).

Interior 98 m<sup>2</sup>, terraces 29.5 m<sup>2</sup> (14.4 m<sup>2</sup>, 9.4 m<sup>2</sup> and 5.7 m<sup>2</sup>), cellar 3.7 m<sup>2</sup>.



\* 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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