Sold

66 m², Prague 10, Uhříněves, U Uhříněveské obory













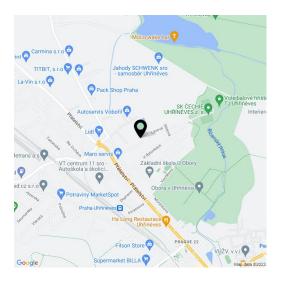


Apartment Two-bedroom (3+kk)

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Total area Floor area*		73 m²
		66 m²
Balcony		7 m²
Parking	1 garage par	king space and 1 outside parking
Garage		Yes
Cellar		Yes
Service price		3 300 CZK monthly
PENB		С
Reference number		33931



* 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.

This modern, bright apartment with 2 parking spaces and a balcony overlooking a natural park is situated in a quiet part of Uhříněves within walking distance of a train station or bus stop.

The apartment is located on the 2nd floor. Before it was constructed, the layout was modified and **extensive client changes beyond the standard** of the developer were implemented. The apartment is divided into a living room with a dining area and a partially separate kitchen, a **balcony**, two bedrooms, a bathroom (with a bathtub, 2 sinks, and a toilet), a **guest toilet**, and a hallway.

The price of the apartment includes most of the equipment and furniture illustrated in the photographs, **1** garage, **1** outdoor parking space, and a cellar. The building has an **elevator**.

There are **kindergartens** and **elementary** schools (the nearest school is within a 10-minute walk), a **medical clinic with a pharmacy**, a post office, a **Billa store** (opened on November 1st, 2019), a Lidl (300m, opening in early 2020), restaurants, cafes, a **theater** and a cinema, fitness centers (Holistic fitness, Fitness for women), a family center for mothers with children, and a tennis center. The shopping center in Čestlice, **Aquapalace Prague**, the Dendrological Garden, and more is within a 10-minute drive. The **Uhrineves Game Reserve**, which is part of a vast natural park with ponds, meadows, and forests is only a few steps away.

The apartment is located 10 minutes from the Uhříněves train station and bus stop. Connections to the city center are provided by direct trains (19-minute ride to the Main Railway Station). The Háje (line C) and Depo Hostivař (line A) metro stations are within a 15-minute bus ride.

Interior 66.2 m², balcony 6.6 m², cellar 3.5 m².

Sherlock security and fireproof entry doors, **Gerbrich** interior doors, laminate flooring, **SIKO** bathroom, Ikea kitchen. Plastic windows.

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