



## Apartment Two-bedroom (3+kk)

Sold

83 m<sup>2</sup>, Prague 10, Horní Měcholupy, Padovská





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|                  |                             |
|------------------|-----------------------------|
| Total area       | 95 m <sup>2</sup>           |
| Floor area*      | 83 m <sup>2</sup>           |
| Balcony          | 12 m <sup>2</sup>           |
| Parking          | Two parking spaces included |
| Garage           | Yes                         |
| Cellar           | Yes                         |
| Service price    | 5 800 CZK monthly           |
| PENB             | C                           |
| Reference number | 35621                       |

This modern furnished bright apartment with a large balcony, views of the surrounding area, and 2 garage parking spaces is situated in the Nad Přehradou residential complex from 2017, set in a quiet location right next to the Hostivař forest park.

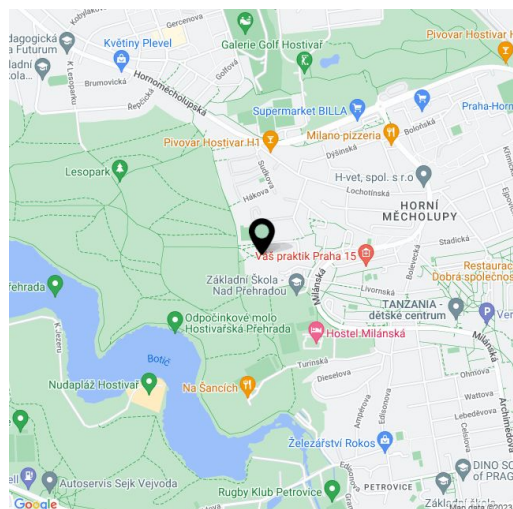
The apartment is located on the 6th floor of the building. The 30-meter living room with a dining area and an open plan kitchen is connected to a **spacious covered balcony**. From the large foyer, there is access to 2 bedrooms, a bathroom, a closet, and a guest toilet.

Facilities include plastic windows with interior blinds, vinyl floors, or a **Next (Class IV)** entrance security door. The kitchen is fully equipped. Heating is provided by a central boiler room in the building. The purchase price includes **2 garage parking spaces, a secure cellar unit, and custom-made interior equipment**.

The residential project includes a **new park** and a 500 sq. m. **multi-level children's playground** with play elements, an **outdoor grill** by Czech sculptor Lukáš Rais, and a **ping-pong table** was built. Not far from the building is an elementary school and kindergarten, a post office, a supermarket, and several smaller shops. Bus connections from the nearby stop go to the Háje metro station (11 minutes) or to the Horní Měcholupy Railway Station (4-minute ride), from where it's only a short train ride to the city center. Right next to the building is the **large Hostivař forest park** with many hiking paths, bike trails, and a **dam** suitable for swimming.

Useable area 82.8 m<sup>2</sup>, terrace 11.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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