



## Apartment Two-bedroom (3+kk)

Sold

75 m<sup>2</sup>, Prague 10, Dolní Měcholupy, Na Návsi





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Total area	93 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	1 parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	A
Reference number	37062

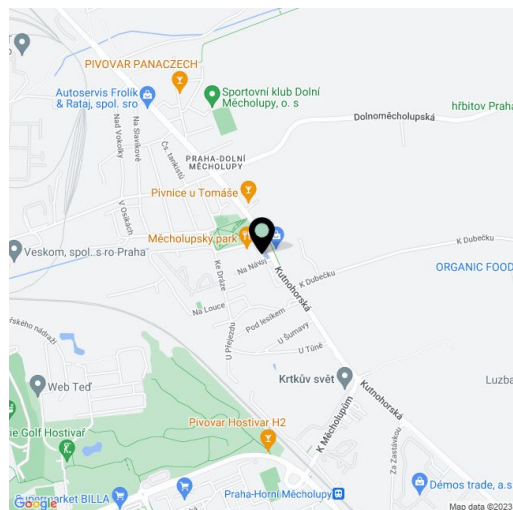
This sunny energy-efficient apartment with a large terrace, a balcony with views of the greenery, and a large garage parking space is situated on the 2nd floor of a brick apartment building from 2009 located in a quiet residential area.

The apartment consists of a living room with **wooden floating floors**, a **fully equipped kitchen**, and access to the southeast-facing **terrace with a pergola**, a bedroom with a **dressing room and built-in wardrobes**, and a north-facing bedroom with **balcony**. The bedrooms have laminate floors. There are **tiles** in the hall, in the bathroom with a bathtub and sink, in the **separate toilet**, and in the utility room with a connection for a washing machine.

The apartment is **energy-efficient** thanks to an air heater with a **recuperation unit**. The combination of a **DHW system with solar panels** and an electric boiler also helps reduce energy consumption. In September, the boiler was replaced in connection with the revision of the electric boiler and solar panels. The apartment is equipped with **triple-glazed noise-reducing windows** and air-conditioning in the living room for cooling and heating. The apartment has 270 cm high ceilings and includes a **parking space** in the underground garage with automatic **gate control via smartphone** made possible by the thriving community of owners. The apartment also comes with a separate **cellar and a large parking space** in the underground garage.

The building is located in a quiet and **safe residential area** with a high standard of living and is surrounded by mature trees, which makes it ideal for families with children. There is a café in the project, and civic amenities, including several kindergartens, are easily accessible. Just 300 meters from the building is an **elementary school surrounded by a park**, a supermarket, and other shops and services. There are many opportunities for relaxation and sports in the area. The **Říčanka Nature Park** with three ponds, the Hostivař Forest Park, the Hostivař Dam, and Slatina Pond are within a driving distance of 4–10 minutes. The location also offers good access to the **center of Prague** (5-minute drive to the City Ring Road, 10 minutes to the Skalka metro station, 20 minutes to Wenceslas Square). A **bus stop** is 150 m away.

Interior 74.5 m<sup>2</sup>, terrace 18 m<sup>2</sup>, balcony 4 m<sup>2</sup>, cellar 2.8 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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