



Apartment Two-bedroom (3+kk)

Sold

84 m², Praha 10, Dolní Měcholupy, U Výstavy





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Total area	93 m ²
Floor area*	84 m ²
Terrace	9 m ²
Garden	90 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	2 500 CZK monthly
PENB	B
Reference number	37187

This well-equipped spacious apartment facing its own garden is located on the elevated ground floor of a boutique energy-efficient apartment building with an underground garage that stands on a side street in a quiet residential area in Dolní Měcholupy.

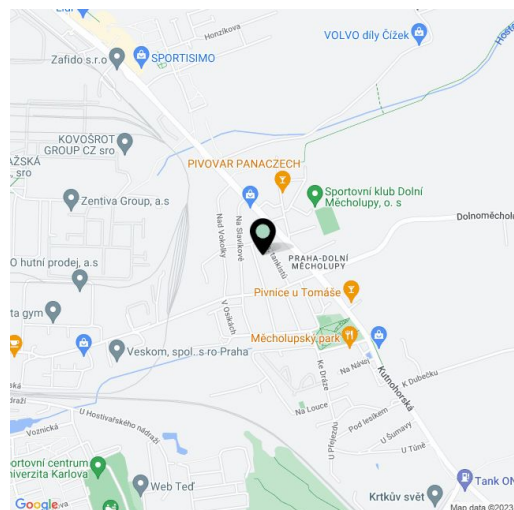
The layout consists of a living room with a dining area, an open plan kitchen and **terrace**, a bedroom with access to the terrace, a second bedroom with a **window towards the garden**, a bathroom, a separate toilet, a closet, and entrance hall. A few steps lead from the terrace to the private garden.

Facilities include **wooden floors**, Euro windows, built-in wardrobes, a designer kitchen, and sanitary ware. The surface of the terrace is made of **maintenance-free wood plastic**. Heating is provided by a recovery unit and an electric boiler with a hot water tank. A full-grown **peach tree** grows in the landscaped private garden bordered by a hedge. The unit comes with a **garage parking space** and a **cellar**; you can use the building's shared storage space and bike storage. There are only 7 units in the apartment house and its enclosed plot includes a shared garden with a playground. There are **solar panels** on the roof.

It is located on the border of Dolní Měcholupy and Štěrboholy. You can reach the Skalka or Depo Hostivař metro stations (line A) by bus within ten minutes. In the vicinity, there is a kindergarten and elementary school, a post office, a sports hall, or an outdoor multi-purpose playground. A **bike trail** leads to the **Hostivař Forest Park**. There are several shopping centers within a short driving distance, and the nearby Štěrboholská Connecting Road facilitates traveling by car.

Interior 83.9 m², terrace 8.9 m², garden 90 m², cellar 2 m².

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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1	Chodba	10,8 m ²
2	Obývací pokoj	33,4 m ²
3	Ložnice	12,7 m ²
4	Ložnice	15,3 m ²
5	WC	1,7 m ²
6	Koupelna	4,8 m ²
7	Komora	3,2 m ²
8	Terasa	8,9 m ²
9	Zahrada	90 m ²

