



## Apartment Three-bedroom (4+kk)

Sold

79 m<sup>2</sup>, Praha 10, Šterboholý, Andersenova





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Total area	88 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	2 garage spaces in an underground garage
Garage	Yes
Cellar	Yes
Service price	5 132 CZK monthly
PENB	C
Reference number	37873

This fully furnished modern 3-bedroom apartment with a balcony and 2 garage parking spaces is part of an energy-efficient apartment building from 2005 located in Štěrboholy near the Hrušov park, within easy reach of all services, including large shopping centers or sports fields.

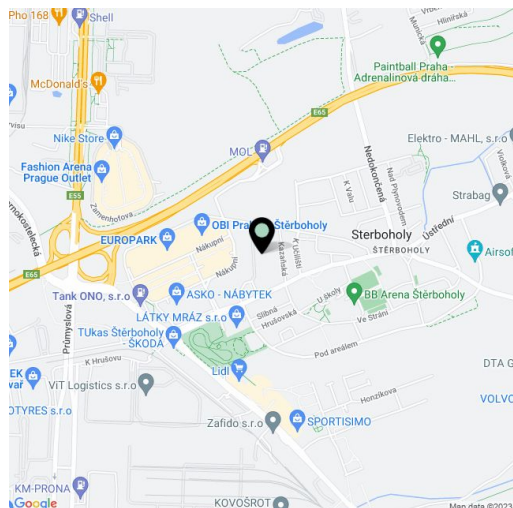
The floor area of the apartment on the 3rd floor consists of a living room with a kitchen and a **west-facing balcony**, 3 **north-facing** bedrooms, a bathroom, a separate toilet, an entrance hall, and a dressing room.

Facilities include **Next** security entrance doors, German **Prüm** brand interior doors, wooden Euro-windows, a Schüller kitchen with **Siemens** and **Küppersbusch** appliances, a **Rolph Benz** sofa, a Hülsta coffee table, a Calligaris dining table and BiKiNi dining chairs, Joop bedroom furniture, **Laufen** sanitary ware, custom-made furniture pieces, and Indeco wardrobes. Heating is provided by a central gas boiler room. In addition to the interior equipment, the purchase price also includes **2 garage parking spaces and a cellar storage unit**. The entrance to the residential area and the building is protected by a chip entry and there is also a spacious pram/bike storage room.

In the immediate vicinity, there is a kindergarten and elementary school, several shopping centers, a sports complex, a football field, a gym, a restaurant, as well as the **Slatina swimming pond**. The Depo Hostivař Metro Station is a 4-minute bus ride away, and the Štěrboholská connecting road makes travelling by car easier.

Total area 79.27 m<sup>2</sup>, balcony 9 m<sup>2</sup>, cellar 3.33 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.