



## Apartment One-bedroom (2+kk)

Sold

61 m<sup>2</sup>, Praha 10, Hostivař, Chalupnická





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Total area	61 m <sup>2</sup>
Garden	173 m <sup>2</sup>
Parking	-
Cellar	-
PENB	F
Reference number	38268

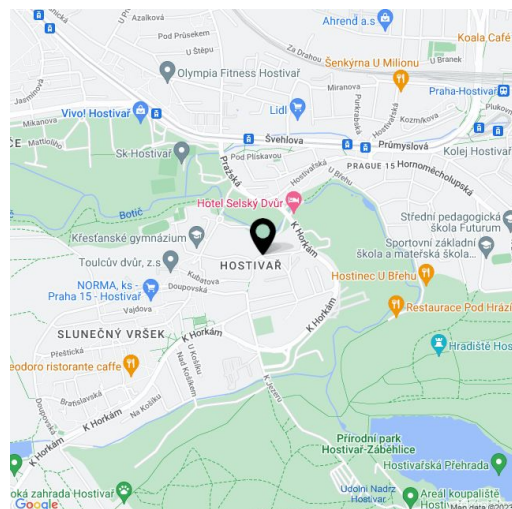
This east-facing apartment with a private garden is part of a boutique project set in the unique Stará Hostivař village monument zone. This quiet neighborhood full of history lies in the vicinity of the Meandry Botiče natural monument and Toulcův dvůr center, within easy reach of all services and public transport stops.

The apartment is divided into a living room with access to the terrace and garden, one bedroom, a partially separate kitchen, a bathroom (with a shower, toilet, sink, and connection for a washing machine), a hallway, and a storage room. Since the apartment faces a private garden, it ensures maximum privacy.

Floors are **wooden**; the kitchen, hallway, bathroom, and closet have tiled floors. The interior is illuminated by **large wooden windows**. Electric heating and hot water. Parking is available in front of the building in the zone for residents.

One of the most valuable local monuments is the **Church of the Baptism of St. John the Baptist** from the 13th century, and other historic buildings include a former estate that is now the **Toulcův dvůr** ecological center or a neighboring homestead from the early 18th century. A restaurant and supermarket is nearby, and the VIVO! Hostivař shopping and entertainment center is about 1 km away. Transport connections are provided by **buses from a nearby stop**, enabling direct connections to the Skalka, Opatov, or Kobylisy metro stations, and there is also a **tram stop within walking distance**. A hiking trail passes through the area, and also close-by are paths, along which you can reach, for example, the Hostivař forest park or the sports center by **Hamerský Pond**.

Interior 61 m<sup>2</sup>, garden 173 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.