



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	89 m <sup>2</sup>
Floor area*	79 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	One parking space in an underground garage
Garage	Yes
Cellar	Yes
PENB	A
Reference number	39106

This perfectly maintained, fully furnished bright apartment with a balcony and windows facing the greenery offers pleasant, quiet living. It is located on the 2nd floor of a energy-efficient wheelchair accessible building with an elevator and a garage, sensitively set in the historic center of Dolní Měcholupy, which has retained its rural character.

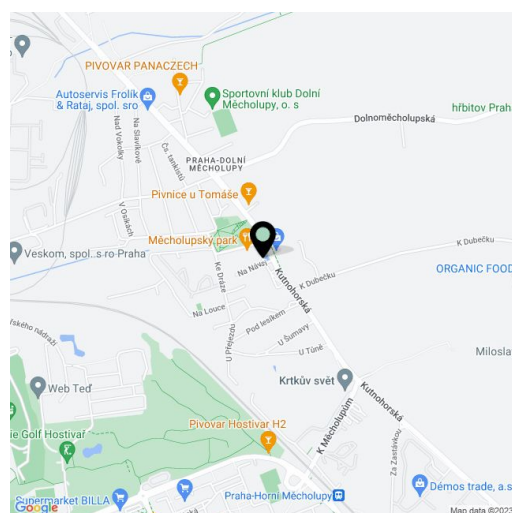
The practical layout consists of a living room (35.7 sq. m.) with a **sunny balcony**, 2 bedrooms (12.3 sq. m. and 10.3 sq. m.) facing a large green courtyard, a spacious entrance hall, a bathroom (with a shower, toilet, and bidet), and a utility room with a connection to a washing machine and dryer.

During the construction, emphasis was placed on the **lowest possible energy intensity**. High-quality **wooden Euro windows** with insulated triple-glazed panes, motorized **blinds**, solar panels on the roof of the building, and hot-air heating with heat recovery with an automatic ventilation function. The kitchen is fully equipped with built-in appliances; built-in wardrobes in the entrance hall. The unit comes with a **garage parking space** and a **cellar storage unit**. Residents can use a common pram room/bike parking/ski storage room. The entrance to the building is guarded by a camera system; the garage door is controlled by mobile phone.

The building is surrounded by greenery; within a short walking distance, there is an elementary school, a private kindergarten, a sports hall, a grocery store, a pastry shop, or a post office. There is a bus stop less than a minute's walk away, with connections to the Skalka Metro Station (a 12-minute drive away). Within reach is a family amusement park, a **golf course**, and several shopping centers, including an outlet mall. The district is surrounded by large green areas, thanks to which it has escaped massive industrial construction. On the east side is **Říčanka nature park** with ponds, meadows, and forests, and on the west side **Hostivař forest park**.

Floor area 79 m<sup>2</sup>, balcony 9.8 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.