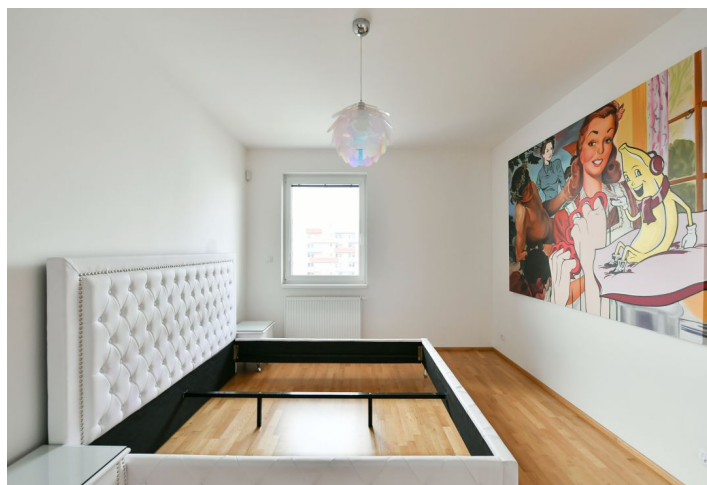




Apartment Three-bedroom (4+kk)

Sold

98 m², Praha 10, Petrovice, Modenská

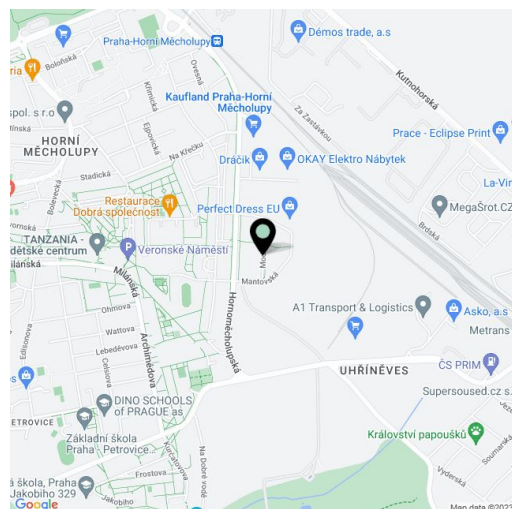




Apartment Three-bedroom (4+kk)

Sold98 m², Praha 10, Petrovice, Modenská

Total area	112 m ²
Floor area*	98 m ²
Balcony	14 m ²
Loggia	11 m ²
Parking	Extra large lockable garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39931



* 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.

This modern, fully equipped family apartment with a west-facing balcony, a large south-facing glazed loggia, and a lockable garage is part of an apartment building in the Javorová čtvrť residential complex in Horní Měcholupy. A place with complete civic amenities, great connections to the city center by train, and close to the Hostivař forest park.

The spacious apartment on the 9th floor is functionally divided into a social and a private zone. On the south side, there is a living room with a kitchen, a dining room, and a sunny loggia with views of the surrounding area. The private zone consists of 3 bedrooms (2 with access to a spacious balcony). There is also a bathroom, a separate toilet, a large entrance hall, and a closet.

Facilities include floating wooden floors, double-glazed plastic windows, a preparation for exterior blinds, a kitchen with Bosch appliances and a Technistone artificial stone worktop, an LG washer and dryer, large IKEA wardrobes in two bedrooms, a Jablotron security system, and a fire safety entrance door. The glazed loggia with a safety net and stone paved floor offers a pleasant sitting area. The purchase price includes all of the interior equipment, a spacious lockable garage space (for a large car + storage space/motorcycle parking), and a cellar storage unit. Residents can use the pram room.

The complex has 2 playgrounds. It is about a 7-minute walk from a kindergarten and elementary school; next door is a shopping center with a supermarket or a pharmacy. From the bus stop only a few meters from the building, it's a short drive to the Háje metro station (line C) or a railway station with direct and fast connections to the Main Railway Station. Easy access to the D1 highway and the Southern Connecting Road makes it quick to get around by car. The surrounding area offers a wide range of relaxation in nature and active leisure opportunities—it is close to a golf club, the Hostivař forest park, the Botič-Milíčov nature park interwoven with trails for cyclists and hikers, or Říčanka nature park with a swimming pond.

Floor area 100.4 m², balcony 11.4 m², 10.9 loggia m², cellar 4.3 m².

In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

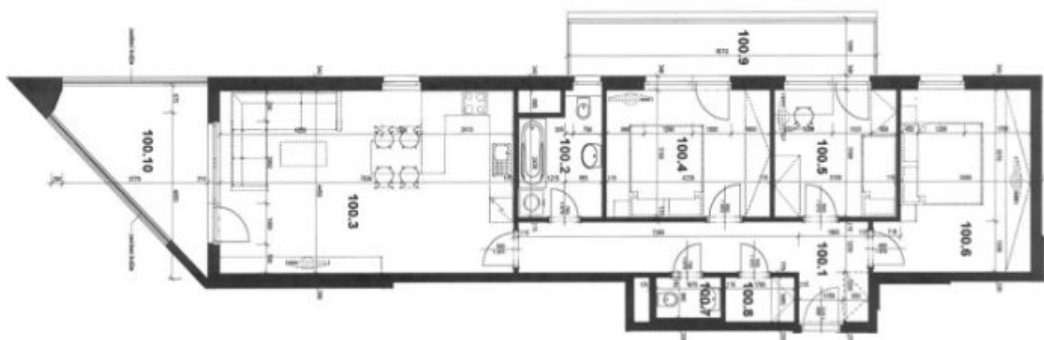


Apartment Three-bedroom (4+kk)

98 m², Praha 10, Petrovice, Modenská

Sold

M 1:100



LOKALITA
JAVOROVÁ ČTVŘT'
10. NP / M 1:100 / A3

ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m ²)
100.1	PŘEDSÍŇ	13,6
100.2	KOUPELNA + WC	5,6
100.3	OBÝVACÍ POKOJ + KK	33,7
100.4	POKOJ	13,0
100.5	POKOJ	9,7
100.6	POKOJ	15,5
100.7	WC	1,7
100.8	KOMORA	1,9
100.9	BALKON	11,4
100.10	LODŽIE	10,9
UŽITNÁ PLOCHA		94,7
BALKON		11,4
LODŽIE		10,9

Celková podlahová plocha byla vypočtena dle platných právních předpisů (nařízení vlády č. 396/2013 Sb.), činí **100,4 m²**.



PRÍLOHA 2