



Apartment Studio (1+kk)

Sold

30 m², Prague 10, Horní Měcholupy, Mantovská





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Total area	35 m ²
Floor area*	30 m ²
Balcony	5 m ²
Parking	300 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40402

This east-facing, brand new apartment with a balcony and a garage parking space is located on the 2nd floor of a new building with an elevator. The residential project was built in 2020 in a well-accessible place near the Hostivař Forest Park.

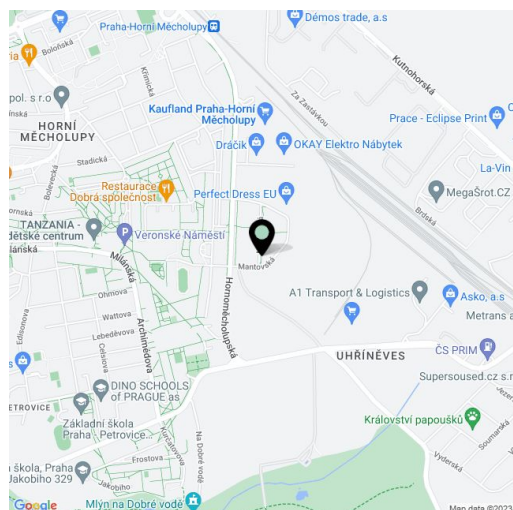
The apartment area consists of a living room with a preparation for a kitchen and access to a large French window that opens onto a **covered balcony** facing a **landscaped** courtyard, a hallway, and a bathroom with a shower, toilet, and connection for a washing machine.

Facilities include laminate floors and a three-layer French plastic window. Central heating. The purchase price includes a **garage parking space and a cellar storage unit**, both accessible by elevator.

Within walking distance is a supermarket, post office, and restaurants. The bus stop by the building has links to the Haje metro station (a few minute's ride) or directly **to the city center** to the Florenc transfer station. The center can also be reached comfortably and quickly by train from a nearby station. It is also not far to the large **forest park** around the Hostivař Reservoir or to a **golf course**.

Usable area 30 m², balcony 5.3 m², cellar 2.7 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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Balkon	5,3 m ²
Pokoj	19,5 m ²
WC + Koupelna	4,8 m ²
Předstíh	4,5 m ²
Celková plocha	34,1 m²

