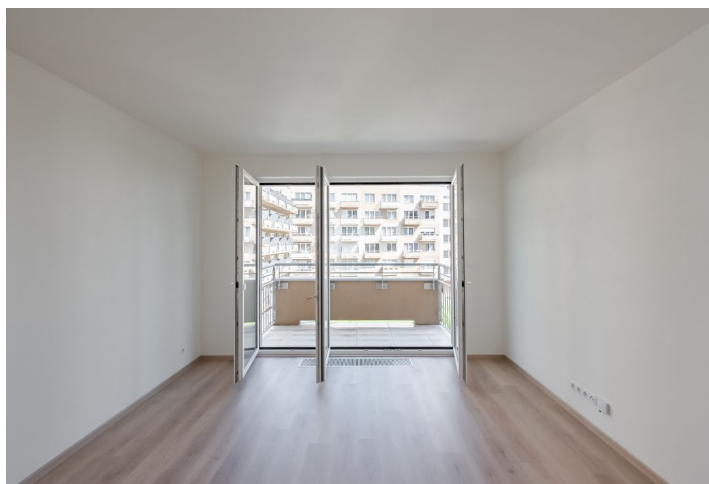




## Apartment Studio (1+kk)

Sold

30 m<sup>2</sup>, Praha 10, Horní Měcholupy, Mantovská





## Apartment Studio (1+kk)

**Sold**30 m<sup>2</sup>, Praha 10, Horní Měcholupy, Mantovská

|                  |                        |
|------------------|------------------------|
| Total area       | 35 m <sup>2</sup>      |
| Floor area*      | 30 m <sup>2</sup>      |
| Balcony          | 5 m <sup>2</sup>       |
| Parking          | 1 garage parking space |
| 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.

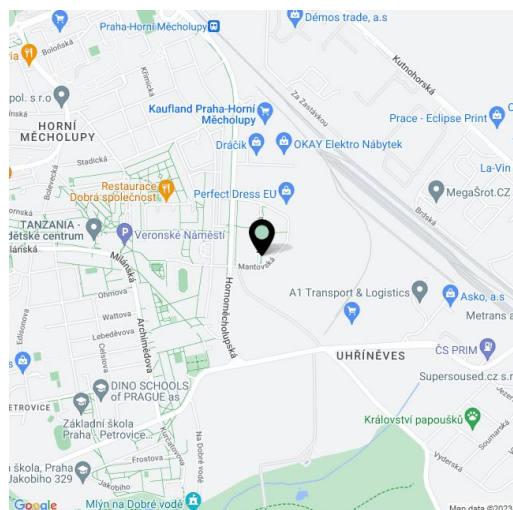
The apartment area consists of a living room with a preparation for a kitchen and access to a large French window that opens onto a **covered balcony** facing a **landscaped** courtyard, a hallway, and a bathroom with a shower, toilet, and connection for a washing machine.

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 m<sup>2</sup>, balcony 5.3 m<sup>2</sup>, cellar 2.7 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.



## Apartment Studio (1+kk)

**Sold**30 m<sup>2</sup>, Praha 10, Horní Měcholupy, Mantovská

|                       |                           |
|-----------------------|---------------------------|
| Balkon                | 5,3 m <sup>2</sup>        |
| Pokoj                 | 19,5 m <sup>2</sup>       |
| WC + Koupelna         | 4,8 m <sup>2</sup>        |
| Předsíň               | 4,5 m <sup>2</sup>        |
| <b>Celková plocha</b> | <b>34,1 m<sup>2</sup></b> |

