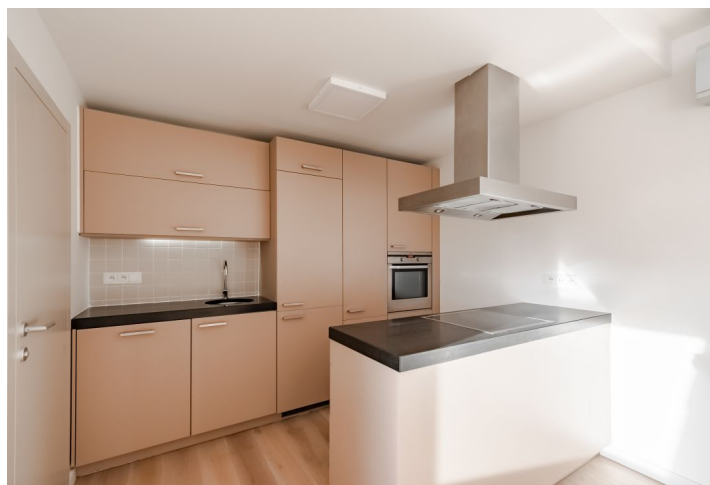




## Apartment Three-bedroom (4+kk)

Sold

140 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezilehlá





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**Sold**140 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezilehlá

Total area	155 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	garage at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40993

This bright and spacious air-conditioned family apartment with a nice terrace and a possibility to purchase a garage is part of a modern gated and secure residential area with a reception and plenty of greenery that stands on a cul-de-sac at the edge of the Smetanka Nature Park.

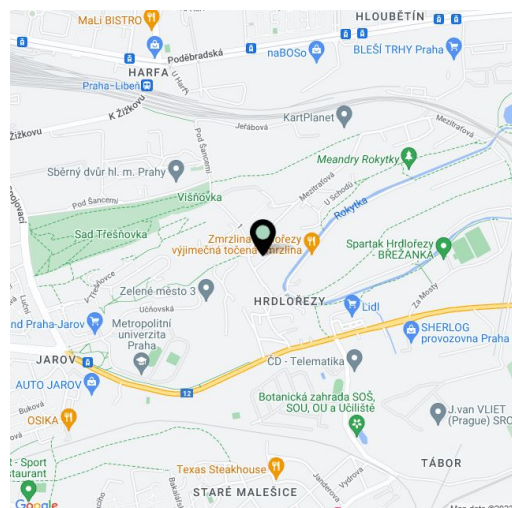
On the entrance level (2nd floor of the building) there is a living room with an adjoining kitchen and dining room, 1 bedroom, a bathroom, a separate toilet, and a large entrance hall. In the attic, there are 2 bedrooms, a bathroom, and a dressing room. **The terrace**, accessible from the living room, faces **west** towards a carefully landscaped courtyard with mature trees and **ornamental shrubs**.

New **wooden** floors. **Large wooden windows** and plenty of skylights let in a high amount of daylight. The unit comes with a cellar storage unit and it is possible to purchase a **lockable garage** for an additional cost of CZK 990,000. The garage and cellar are both easily accessible by **elevator**.

The residential complex of only three and four-story buildings is sensitively set in the **Smetanka Nature Park**, and so the surrounding area offers a wide range of **sports and relaxation activities**. Nearby is an outdoor gym and playground, and within a short walk from the building is a hiking trail, a nature trail, and a bike path. Two supermarkets and a post office are within easy reach. Transport connections are provided by buses, the ride to the Spojovací tram stop takes 2 minutes and to the Želivského metro station 16 minutes.

Interior 140.5 m<sup>2</sup>, terrace 14.5 m<sup>2</sup>, cellar 5.8 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.