



## Apartment Two-bedroom (3+kk)

Sold

90.3 m<sup>2</sup>, Prague 10, Horní Měcholupy, Mantovská





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Total area	115 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Loggia	20 m <sup>2</sup>
Parking	350 000 CZK
Garage	Yes
Cellar	Yes
Service price	5 414 CZK monthly
PENB	B
Reference number	41163

This bright apartment with two loggias and a balcony is part of a modern apartment building with an elevator and an underground garage from 2015. The residential project is located in a well-accessible place near everything you need and close to nature parks.

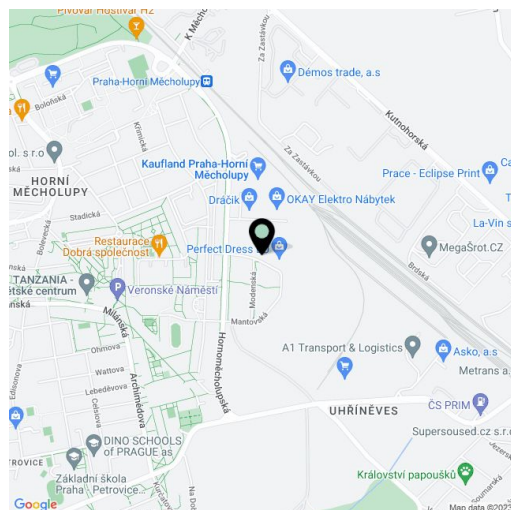
This 3rd-floor apartment consists of an almost **40-meter living area** connected to the kitchen and **southwest-facing loggia**, a bedroom with a **second loggia**, a children's room with an east-facing **balcony**, a bathroom with a bathtub and a connection for a washing machine, a separate toilet, a closet, and a hallway.

The energy-efficient twelve-story building was completed in 2015, and the interior was modernized in 2016–2020. Facilities include **oak parquet floors**, **Sapeli** interior doors, and a Bauformat kitchen equipped with a worktop from **Technistone** and **AE&G and Siemens appliances**. The living room is decorated with a **bio-alcohol fireplace**. Central heating. The apartment is secured by a Jablotron alarm system. The unit comes with **1 garage parking space and a cellar storage unit**.

The residence with a playground is located in the immediate vicinity of a kindergarten and elementary school, a supermarket, or a pharmacy. A post office, shops, and restaurants are nearby and a bus stop with links to the Háje metro station or directly to the city center to the Florenc transfer station (a few minutes' ride) is practically next to the building. Trains from a nearby stop also provide quick and convenient connections to the city center. The location is adjacent to the **Hostivař-Záběhlce and Botič-Miličkov nature parks**. It is also not far to the Hostivař forest park or a **golf course**.

Floor area 90.3 m<sup>2</sup>, loggia 10.9 m<sup>2</sup> and 9.3 m<sup>2</sup>, balcony 4.4 m<sup>2</sup>, cellar 2.4 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.



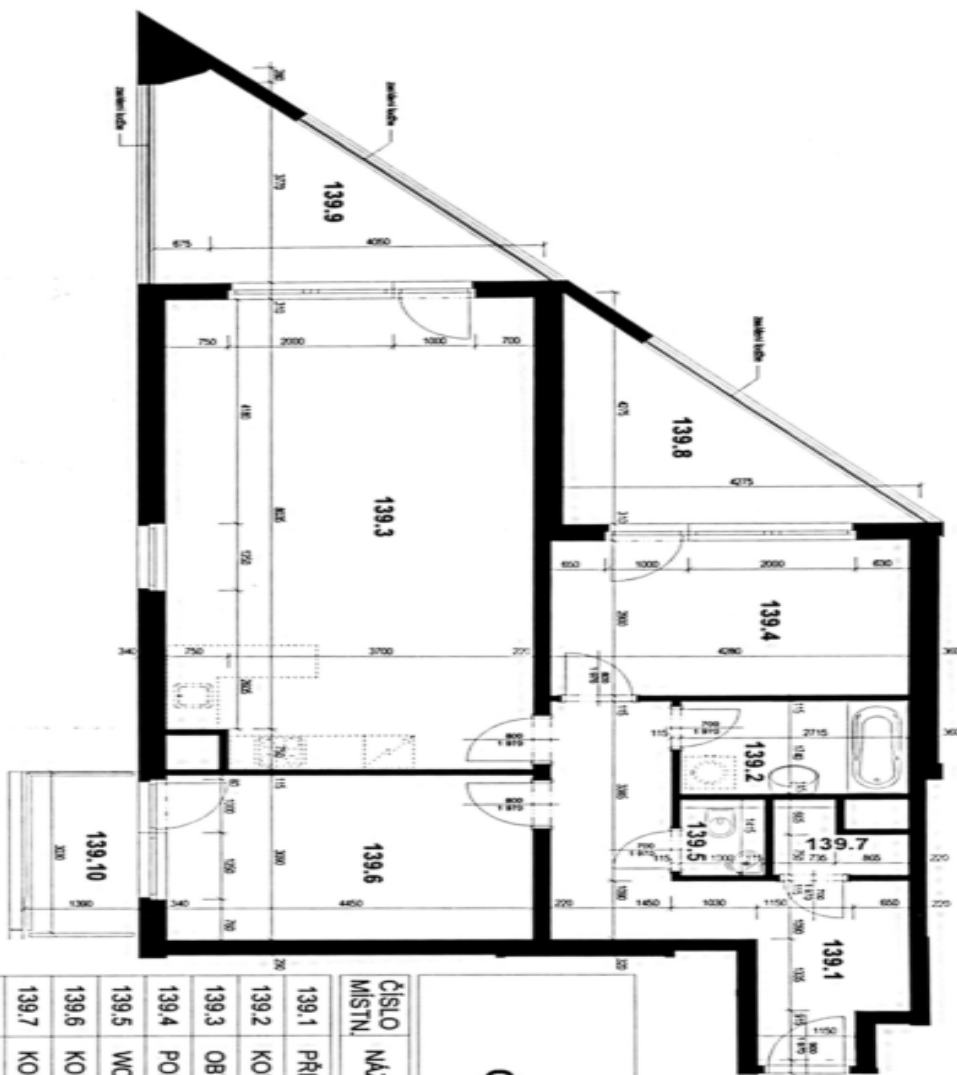
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LOKALITA  
JAVOROVÁ ČTVŘT'  
OBJEKT D - BYT 139  
4. NP / M 1:75 / A3



ČÍSLO MÍSTN.	NÁZEV MÍSTNOSTI	PLOCHA cca (m <sup>2</sup> )
139.1	PŘEDSÍŇ	13,4
139.2	KOUPELNA	4,6
139.3	OBÝVACÍ POKOJ + KK	38,2
139.4	POKOJ	12,3
139.5	WC	1,3
139.6	KOMORA	13,7
139.7	KOMORA	1,6
139.8	LODŽIE	9,3
139.9	LODŽIE	10,9
139.10	BALKON	4,4
UŽITNÁ PLOCHA		85,1
LODŽIE		20,2
BALKON		4,4

Celková podlahová plocha bytu, vypočtená dle platných právních předpisů (nařízení vlády č. 366/2013 Sb.), činí 90,3 m<sup>2</sup>.