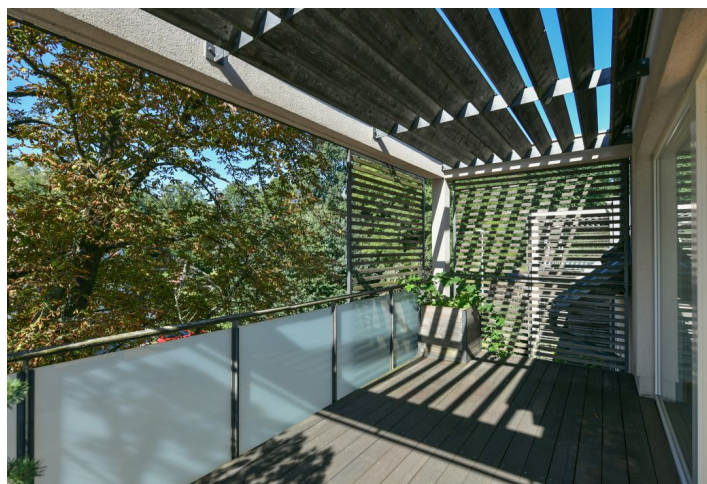




Apartment Three-bedroom (4+kk)

€ 609 963 | CZK 15 490 000

112 m², Prague 9, Hrdlořezy, Mezilehlá





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Total area	133 m ²
Floor area*	112 m ²
Terrace	21 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	44065

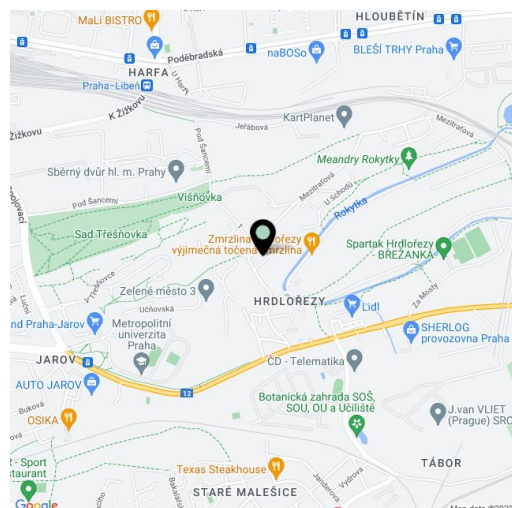
This air-conditioned family apartment with 2 bathrooms and a wonderful terrace with soothing views of the treetops is located on the top floor of a modern residential complex with parking and a reception. The modestly designed residence is set in a nice and quiet environment near a nature park.

The practical layout of the 2nd floor apartment consists of a corner living room connected to the kitchen and dining room (45 sq. m. in total), a master bedroom with an en-suite bathroom (shower, toilet), another 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and an entrance hall. A spacious terrace with wonderful views adjoins the living room.

French windows let in plenty of natural daylight. The custom-made kitchen is equipped with built-in AEG appliances; floors are wooden. The apartment is air-conditioned, with central heating. High-speed fiber optic Internet is available. The purchase price includes a garage parking space and a cellar, both accessible by elevator. The residence has a 24-hour reception, security, a camera system, and the landscaped courtyard with mature trees and ornamental shrubs makes living here even more pleasant.

The green location near Smetanka Hill provides opportunities for relaxation in nature and quick access to the center of the city; buses from a nearby stop provide connections to the tram stop and metro station. Within a short driving distance there are supermarkets, schools including the Metropolitan University, and medical and other services. There are also several sports fields in the vicinity (soccer field, multi-purpose hall, tennis courts, etc.), a bike path, and a hiking and educational trail are close to the residence.

Floor area 111.7 m², terrace 21.3 m².



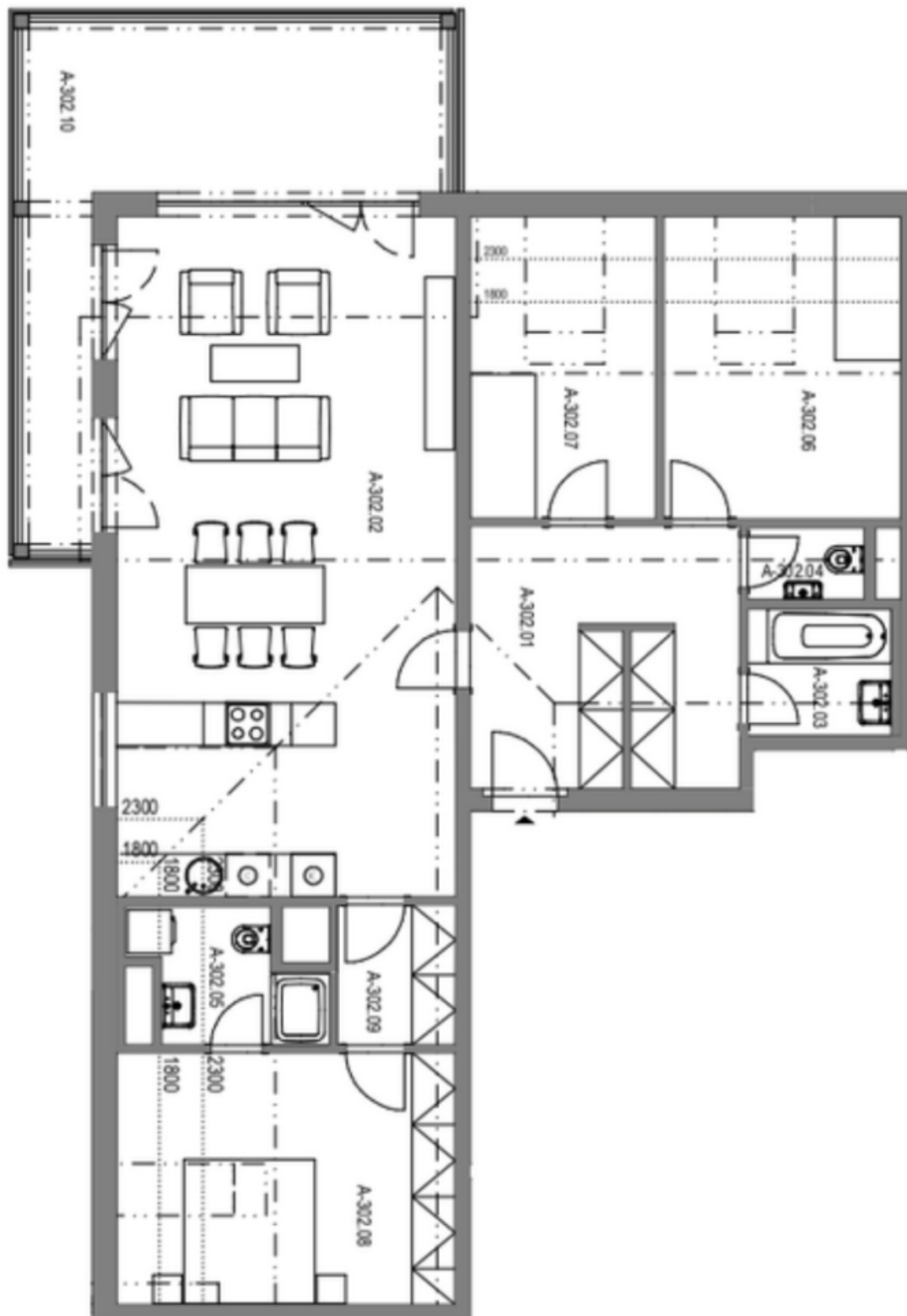
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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**Apartment Three-bedroom (4+kk)****€ 609 963 | CZK 15 490 000**112 m², Prague 9, Hrdlořezy, Mezilehlá**3. NADZEMNÍ PODLAŽÍ
4 + KK**

A-302.01	VSTUPNÍ HALA	13,7
A-302.02	OBÝVACÍ POKOJ + KK	45,0
A-302.03	KOUPELNA	3,5
A-302.04	WC	1,6
A-302.05	KOUPELNA	4,0
A-302.06	POKOJ	13,7
A-302.07	POKOJ	10,7
A-302.08	POKOJ	16,3
A-302.09	ŠATNA	3,2

UŽITNÁ PLOCHA 111,7

A-302.10	BALKON	21,3
A-302.S	SKLEP	5,4

CELKOVÁ PLOCHA 138,4