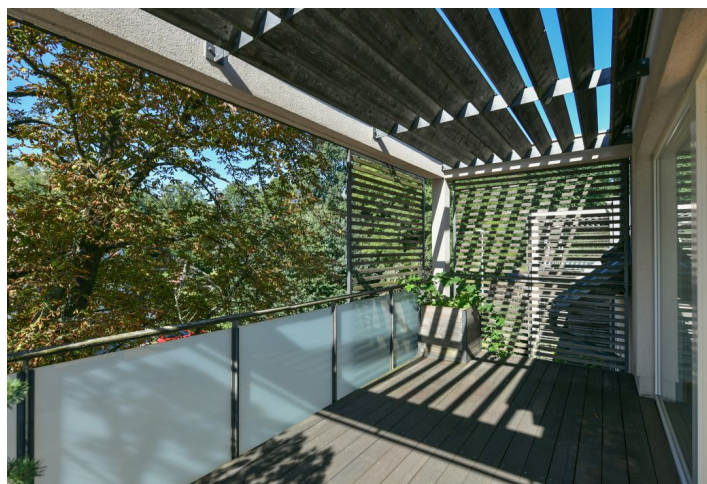




## Apartment Three-bedroom (4+kk)

Sold

112 m<sup>2</sup>, Praha 9, Hrdlořezy, Mezilehlá





## Apartment Three-bedroom (4+kk)

**Sold**112 m<sup>2</sup>, Praha 9, Hrdlořezy, Mezilehlá

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

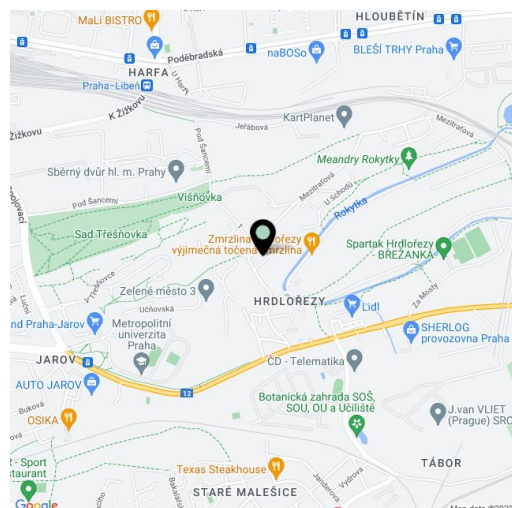
**This air-conditioned family apartment with 2 bathrooms and a wonderful terrace with soothing views of the treetops is located on the top floor of a modern residential complex with parking and a reception. The modestly designed residence is set in a nice and quiet environment near a nature park.**

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 m<sup>2</sup>, terrace 21.3 m<sup>2</sup>.



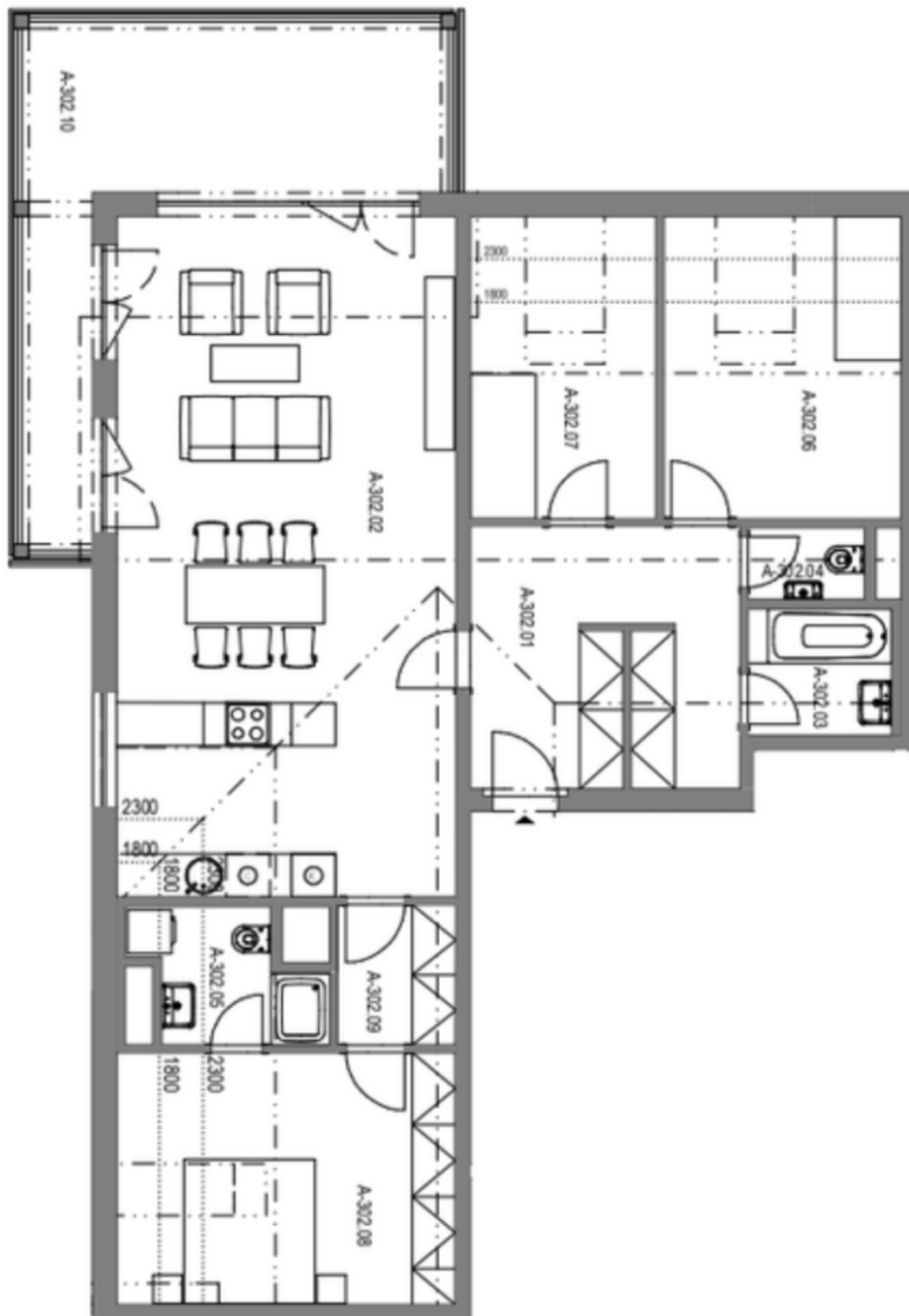
\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



## Apartment Three-bedroom (4+kk)

112 m<sup>2</sup>, Praha 9, Hrdlořezy, Mezilehlá

Sold



**Apartment Three-bedroom (4+kk)****Sold**112 m<sup>2</sup>, Praha 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**