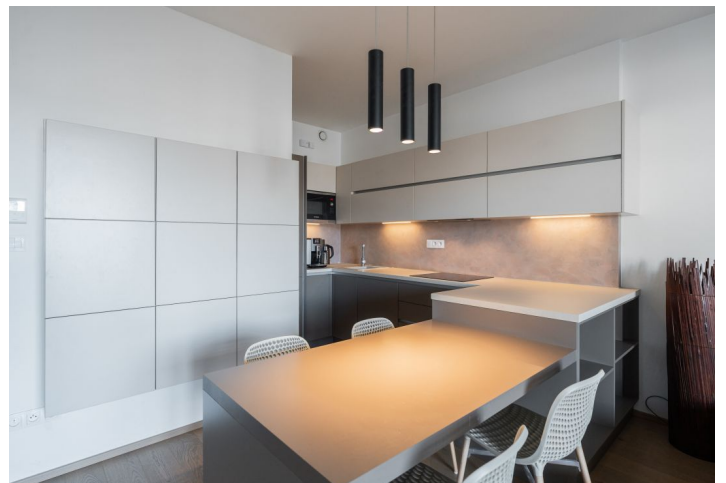


## Apartment Two-bedroom (3+kk)

€ 487 805 | CZK 12 200 000

78.33 m<sup>2</sup>, Prague 9, Hloubětín, Krylovecká



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Total area	84 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	A
Reference number	106879

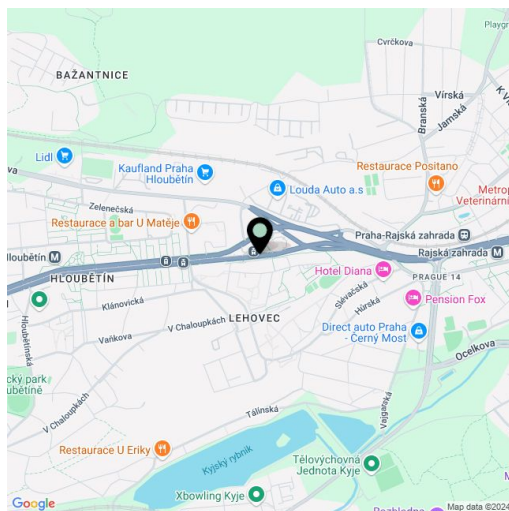
**This modern, fully furnished apartment with a balcony and garage parking space, part of a low-energy (A) residential building located in the new Park Hloubětín development, situated near a metro station and Kyjský Pond.**

The apartment, located on the 3rd floor, consists of a living room with a kitchen and dining area, 2 bedrooms, a bathroom (with a shower), a separate toilet, a utility room with a washing machine hookup, and a spacious entrance hall. The living room has access to a **west-facing balcony** overlooking a **green courtyard** with a **children's playground**.

The building was completed in 2016. With features like plastic windows with **triple-pane insulation** and a **heat recovery ventilation system** it qualifies as a **passive energy-efficient structure**. The apartment is offered **fully furnished** as depicted in the photos (excluding personal items). The unit includes a **garage parking space** and a **cellar**, both accessible by elevator.

The area provides everything needed for comfortable living. The complex features a **park** with a children's playground, and within a short walking distance are kindergartens and elementary schools, supermarkets, a pharmacy, and a café. Excellent public transport connections are ensured by trams from a nearby stop, and the **Hloubětín metro station** is also within walking distance. Car access is convenient with the nearby entrance to the Prague Ring Road, and the next stage of its extension toward the D1 highway is close to construction. The area is enhanced by the nearby **Smetanka and Klánovice-Čihadla natural parks**, offering trails for **walking and cycling**.

Floor area 78.66 m<sup>2</sup>, balcony 5.4 m<sup>2</sup>, cellar.



\* 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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Park Hloubětín

Byt 3+kk

3. NP

- 1 Předsiň
- 2 WC
- 3 Obývací pokoj + KK
- 4 Komora
- 5 Koupelna + WC
- 6 Ložnice
- 7 Ložnice
- 8 Balkon

