Sold

63 m², Prague 10, Malešice, Prorektorská













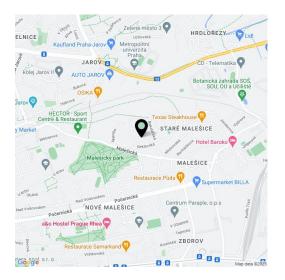


## **Apartment Two-bedroom (3+kk)**

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Total area	78 m²
Floor area*	63 m²
Balcony	15 m²
Parking	500 000 CZK
Garage	Yes
Cellar	-
Service price	4 758 CZK monthly
PENB	С
Reference number	43994



<sup>\*</sup> 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.

This apartment with 3 balconies offering green views is part of a residential complex located in a quiet place between Malešicky Park and the Malešicky Forest.

The layout of the apartment on the 1st floor consists of a corner living room connected to the kitchen and **two balconies**, 1 bedroom, 1 children's room/study with access to the **third balcony**, a bathroom with a window (asymmetrical bathtub, sink, toilet, bidet), and an entrance hall. One balcony faces **east**, the other two **south**.

The apartment building was built in 2005. Facilities include floating laminate floors, wooden Euro windows with double glazing, and interior blinds. Central heating from the building's boiler room. The kitchen is fully equipped, and there is a large built-in wardrobe in the hallway. It is possible to purchase a separate lockable garage accessible directly from the street for CZK 800,000.

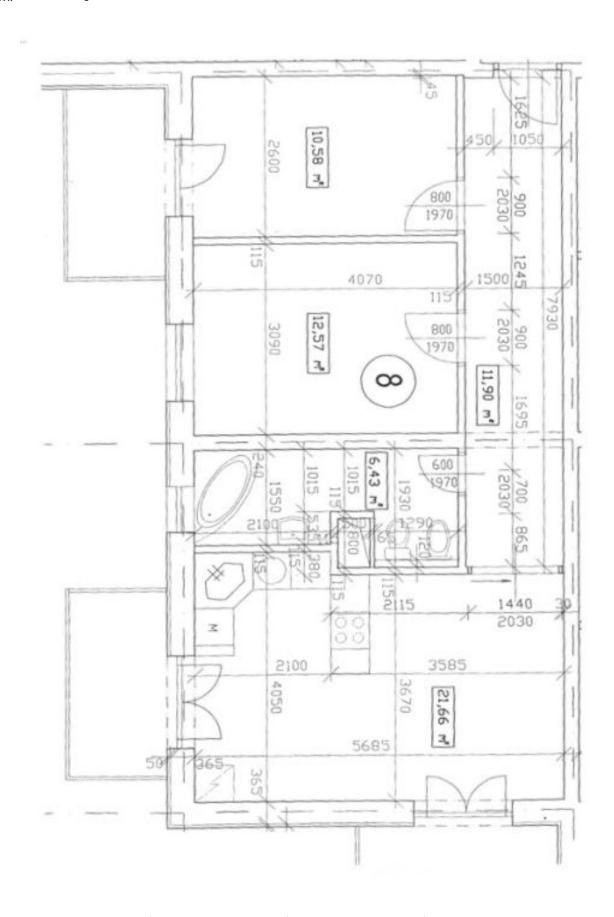
A bus stops not far from the building and can be used to get to the Želivského metro station. Nearby, there are supermarkets, a kindergarten and elementary school, a health clinic, a post office, or a **sports field** with tennis courts. The biggest advantage of the location are two large green areas: the well-maintained **Malešický Park** with children's playgrounds, water features, an outdoor gym, and a playground for dogs, and the **Malešický Forest** with a hiking and nature trail.

Interior 63.2 m², balconies 3 x 4.8 m², garage 14.8 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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