



## Apartment One-bedroom (2+kk)

€ 410 846 | CZK 10 000 000

60.7 m², Prague 10, Hostivař, Hornoměřolupská





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Total area	70 m²
Floor area*	61 m²
Terrace	9 m²
Parking	1 designated outdoor parking space
Cellar	4 m²
PENB	C
Reference number	109654

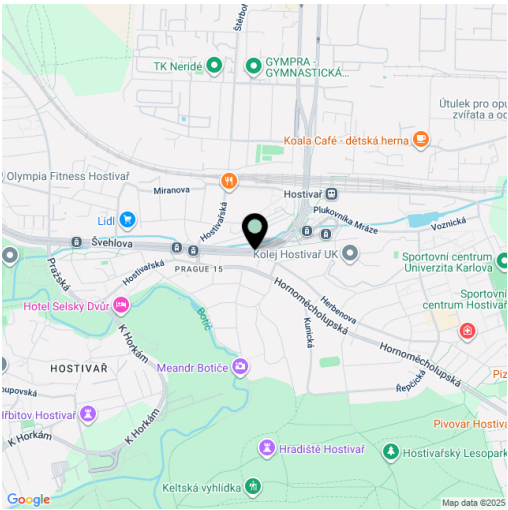
This apartment with a terrace facing greenery is located on the top floor of a newly built rooftop extension of a residential building with an elevator and a garden, situated in the popular Hostivař district near a forest park and a golf resort.

The well-designed layout includes a living room with preparations for a kitchen, a bedroom, a bathroom (with a walk-in shower, washbasin, and toilet), and an entrance hall with space for a built-in washing machine and dryer. The living room opens onto a terrace offering views of greenery and the surrounding landscape.

The apartment is part of a recently completed rooftop extension and is ready to move in. High-quality standards include wooden slatted floors, large-format tiles, plastic windows with triple glazing and exterior blinds, flush interior doors with frames, Class 3 security entrance doors, a heat recovery unit providing energy efficiency and continuous fresh air supply, heating via a private gas boiler. Partition walls between units are acoustically insulated. The building has a new façade and a new elevator, and residents can enjoy access to a shared garden. The price includes a cellar and one reserved outdoor parking space.

The Hostivař district stands out for its wide range of services, sports and leisure opportunities, and excellent accessibility by car and public transport. Within walking distance are shops, including a shopping center, while quick and convenient connections to the city center are provided by nearby train and tram stops. The City Ring Road also ensures smooth car travel. The nearby Hostivař Forest Park, hiking and cycling trails along the Botič stream, and the recreational area around Hamerský Pond offer active leisure options, as do the nearby golf course and swimming pool.

Floor area 60.7 m² (including a 3.6 m² cellar), terrace 8.2 m².



\* 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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