



## Apartment One-bedroom (2+kk)

€ 410 846 | CZK 10 000 000

60.7 m<sup>2</sup>, Prague 10, Hostivař, Hornoměcholupská



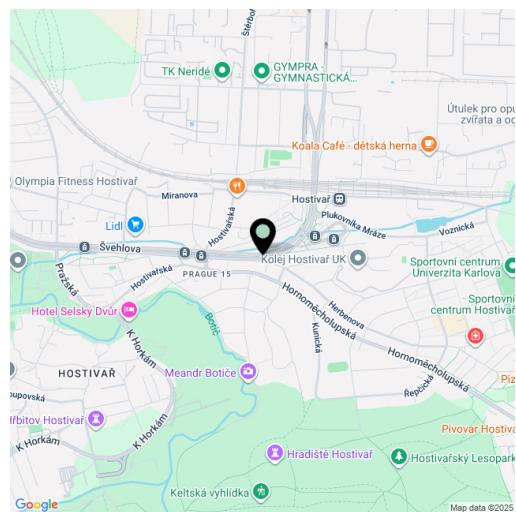


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Total area	70 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	1 designated outdoor parking space
Cellar	4 m <sup>2</sup>
PENB	C
Reference number	109654



\* 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 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 **Botic** 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 m<sup>2</sup> (including a 3.6 m<sup>2</sup> cellar), terrace 8.2 m<sup>2</sup>.



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