



## Apartment One-bedroom (2+kk)

€ 408 792 | CZK 9 950 000

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



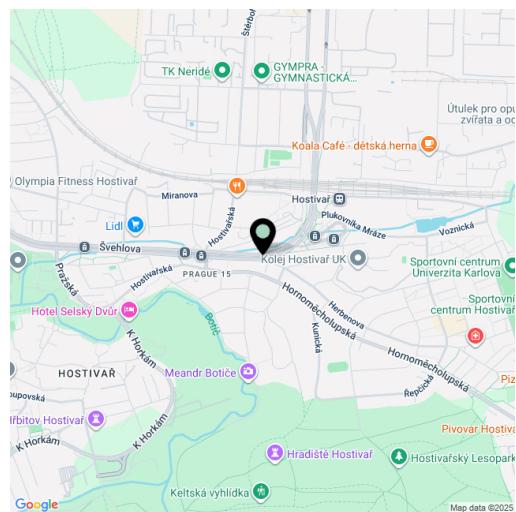


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Total area	69 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	1 designated outdoor parking space
Cellar	-
PENB	C
Reference number	109655



\* 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 newly built apartment with a well-designed layout and a loggia facing greenery is located on the 4th floor of a residential building with an elevator and a garden, situated in Prague's Hostivař district, right next to a forest park and not far from a golf resort.**

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

The apartment is part of a recently completed rooftop extension and is ready for immediate move-in. The **high standard of finish** includes **wooden slatted floors**, large-format wall and floor tiles, plastic windows with **triple glazing**, flush interior doors with frames, Class 3 security entrance doors, a heat recovery unit for **energy efficiency** and continuous **fresh air supply**, heating via a private gas boiler. Apartments are separated by partition walls with acoustic insulation. The building features a new façade and a **newly installed elevator**, and residents have access to a **shared garden**. The purchase price includes **one reserved outdoor parking space**.

Hostivař is one of Prague's sought-after residential areas, known for its wide range of services and excellent accessibility. Within walking distance are a large shopping center, smaller shops, restaurants, and **sports facilities**. Convenient connections to the city center are provided by nearby tram and train stops, and car travel is made easy thanks to the proximity of the City Ring Road. The nearby **Hostivař Forest Park**, **hiking and cycling trails** along the **Botič stream**, and a **golf course** just 3 minutes away by car offer plenty of opportunities for leisure and outdoor activities.

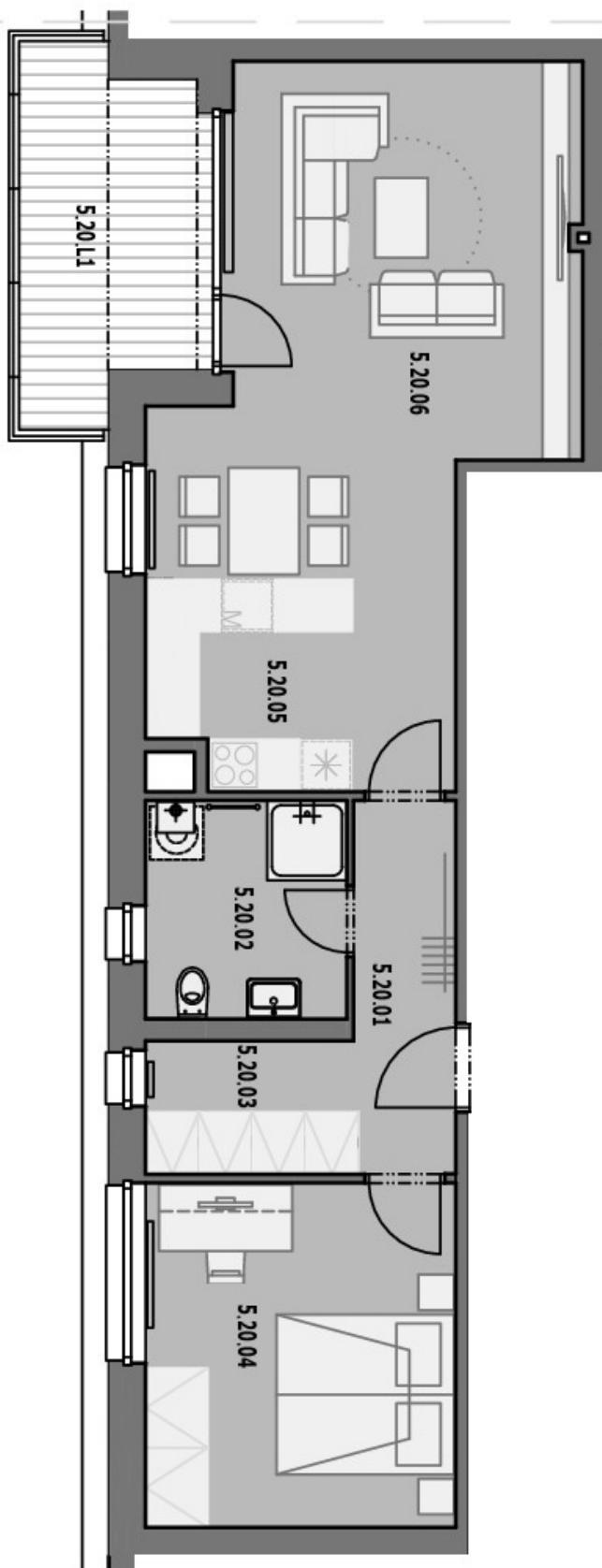
Floor area 60.3 m<sup>2</sup>, loggia 8.2 m<sup>2</sup>.



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