



Apartment Two-bedroom (3+kk)

Sold

80.9 m², Prague 10, Hostivař, Hornoměcholupská





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Total area	88 m²
Floor area*	81 m²
Loggia	8 m²
Parking	1 designated outdoor parking space
Cellar	4 m²
PENB	C
Reference number	109656

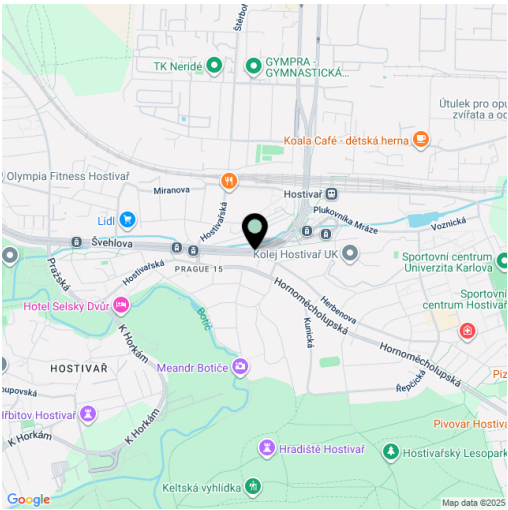
This practically designed apartment with a pleasant loggia facing greenery is part of a modern rooftop extension of a residential building with an elevator and a garden, located in a quiet part of Prague’s Hostivař district, adjacent to a forest park and not far from a golf resort.

The interior of this 4th-floor apartment consists of a living room with an adjacent area prepared for a spacious kitchen, two bedrooms, a bathroom (with a bathtub, washbasin, toilet, and connections for a washing machine and dryer), a separate guest toilet, and an entrance hall. The living room provides access to a **loggia** that offers a peaceful view of **greenery** and space for outdoor seating.

The apartment was recently approved for occupancy and is move-in ready. **The high-quality standard** includes **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** ensuring **energy efficiency** and a constant supply of **fresh air**, heating via a private gas boiler, and high-speed internet access via fiber-optic or metallic cable. Partition walls with acoustic insulation provide privacy between units. The building features a new façade and a **newly installed elevator**, and residents can enjoy a shared **garden**. The purchase price includes a **cellar** and **one reserved outdoor parking space**.

Hostivař is a popular residential district with excellent amenities—within walking distance are kindergartens, primary and secondary schools, a **grammar school**, a shopping center, smaller shops, and **sports facilities**. Nearby tram and train stops offer quick access to the city center, including direct routes to the Main Railway Station. The nearby City Ring Road ensures easy car travel. The surrounding greenery enhances the quality of living, with the nearby **Hostivař forest park**, the **Meanders of the Botič stream** nature reserve, and a **golf course** offering great opportunities for leisure and recreation.

Floor area 80.9 m² (including a 3.6 m² cellar), loggia 7.5 m².



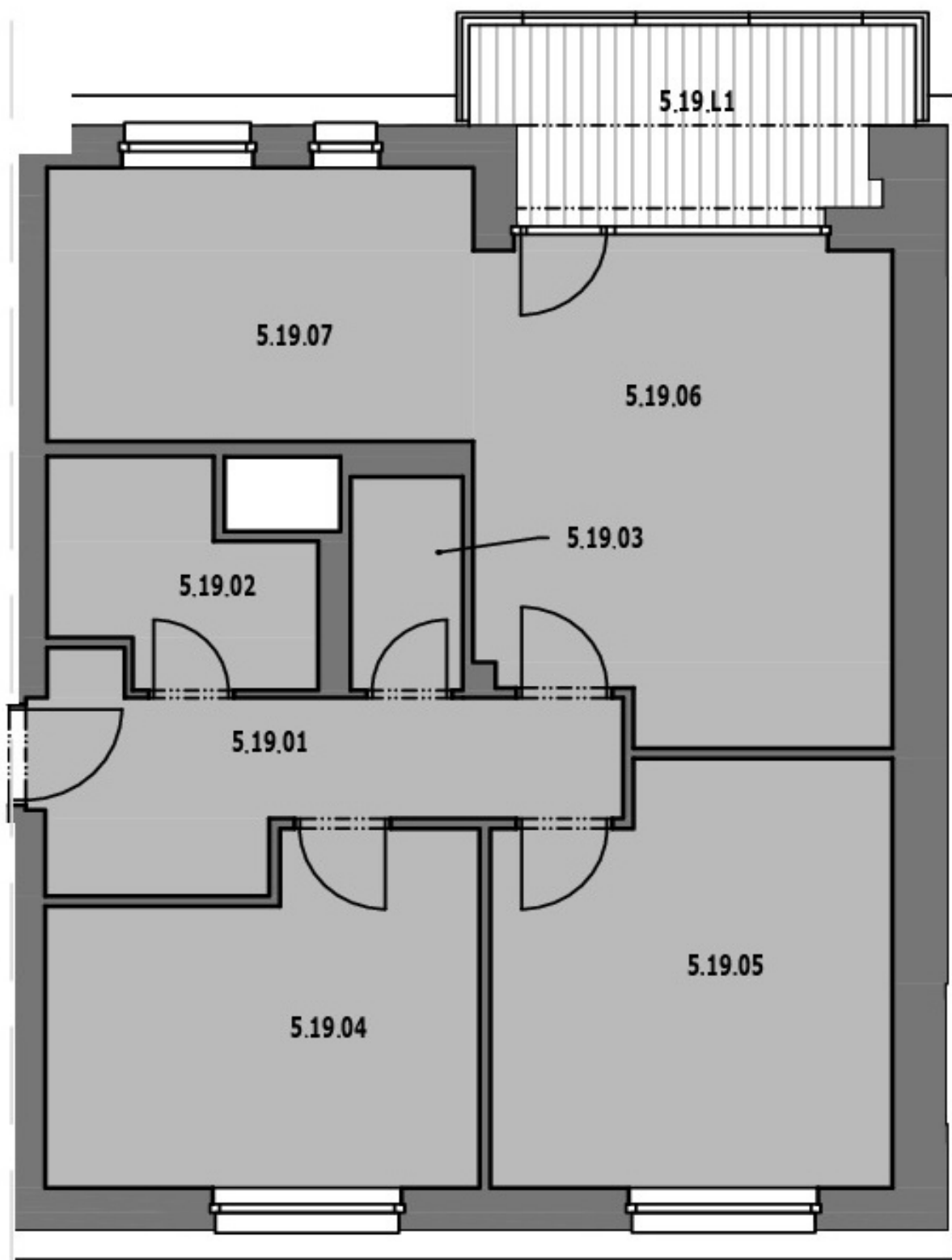
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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