



## Apartment Two-bedroom (3+kk)

€ 493 016 | CZK 12 000 000

78.3 m², Prague 10, Hostivař, Hornoměřolská





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Total area	93 m²
Floor area*	78 m²
Terrace	15 m²
Parking	1 designated outdoor parking space
Cellar	4 m²
PENB	C
Reference number	109658

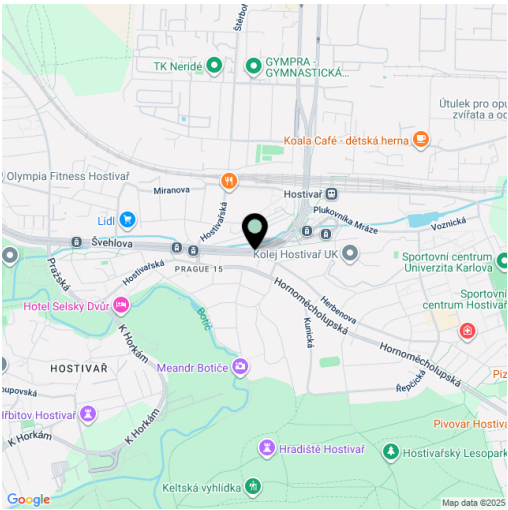
This newly built apartment with two terraces offering views of greenery and the distant surroundings is situated on the 5th floor of a residential building with an elevator and a garden in Prague–Hostivař, a sought-after location with full amenities and excellent opportunities for sports and leisure.

The layout of this top-floor apartment includes a living room with an adjacent area for a kitchen and dining space, two bedrooms, a bathroom (with a bathtub, washbasin, and connections for a washing machine and dryer), a separate toilet, and an entrance hall. One of the bedrooms and the future kitchen open onto one of **two terraces**, both facing **greenery**.

The apartment has been newly completed and officially approved for occupancy. **The high standard features** include **wooden slatted floors**, large-format tiles, plastic windows with **triple glazing** and **exterior blinds (on the west side)**, security entrance doors, flush interior doors with frames, a heat recovery unit for **energy savings** and **fresh air supply**, heating via a Brötje gas boiler. Individual units are separated by partitions with enhanced acoustic insulation. The building has a new façade and **elevator**, and residents have access to a **shared garden**. The purchase price includes a **cellar** and **one reserved outdoor parking space**.

This location offers **excellent civic amenities** — within walking distance are preschools, elementary and **grammar** schools, a shopping center, **sports facilities**, and restaurants. Convenient public transport connections are provided by nearby tram and train stops, and car travel is made easier by the proximity of the City Ring Road. The surrounding area features abundant greenery — the popular **Hostivař forest park** and the **Meanders of the Botič nature reserve** are within easy walking distance, and the **Galerie Golf Hostivař** course is just a 3-minute drive away.

Floor area 78.3 m² (including a 3.6 m² cellar), terraces 8.8 m² and 6.9 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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