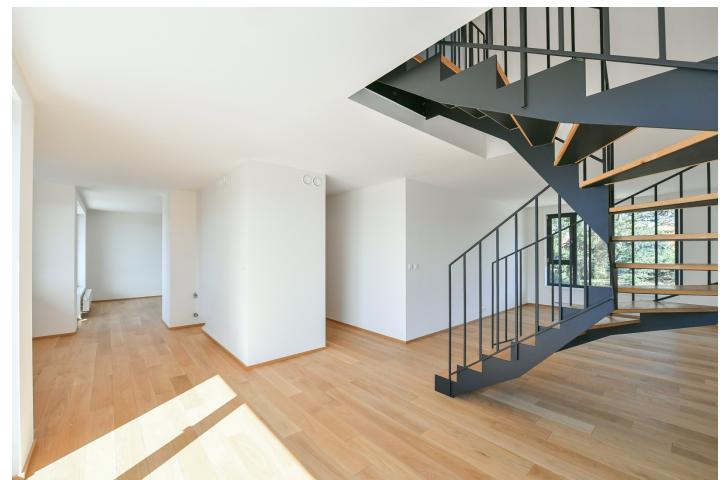




Apartment Four-bedroom (5+kk)

€ 943 303 | CZK 22 960 000

144.1 m², Prague 10, Hostivař, Hornoměcholupská



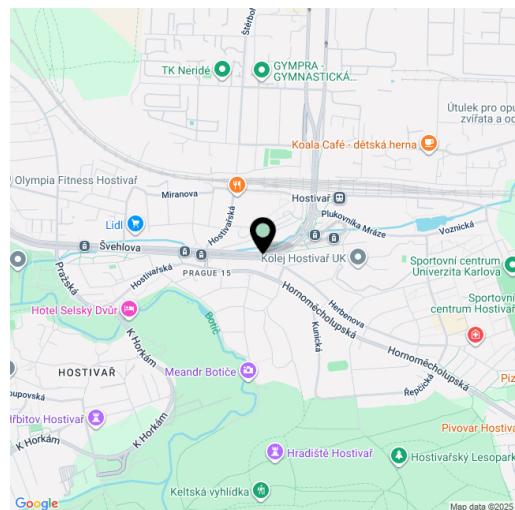


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| | |
|------------------|--------------------------|
| Total area | 183 m ² |
| Floor area* | 144 m ² |
| Terrace | 25 m ² |
| Loggia | 14 m ² |
| Parking | 2 outdoor parking spaces |
| Cellar | - |
| PENB | C |
| Reference number | 109660 |



* 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.

An incredibly spacious new duplex apartment with two loggias and two terraces offering views of greenery is part of a rooftop extension of a residential building with an elevator and a garden, located in Prague-Hostivař near a forest park and a golf course.

The lower level of the apartment (4th floor) features an open-plan living area with space for a kitchen, dining area, and living room. This level also includes an entrance hall and a separate guest toilet. **Two loggias** are accessible directly from the main living space. The upper floor is dedicated to the private zone, consisting of a master bedroom with an en-suite bathroom (shower, toilet, washbasin), two additional bedrooms, a central bathroom (bathtub, washbasin, toilet, connections for a washing machine and dryer), and a staircase hallway. All bedrooms have access to one of the **two terraces**. The current layout is 3-bedroom; by enclosing the dining area, an additional room can be created, resulting in a 4-bedroom layout.

The apartment was recently approved for occupancy. It is equipped with **wooden slatted floors**, large-format tiles, plastic windows with triple glazing and **exterior blinds (on the west side)**, Class 3 security entrance doors, flush interior doors with frames, a heat recovery unit for **energy efficiency** and **fresh air supply**, and heating provided by a **Brötje** gas boiler. Individual apartments are separated by partition walls with **acoustic insulation**. The building has a new façade and **elevator**, and residents can enjoy a **shared garden**. The purchase price includes **two outdoor reserved parking spaces**.

The convenient location ensures easy access to all essential amenities. The area is served by kindergartens, primary and secondary schools, including a **grammar school**, as well as shops (including a shopping center), **sports facilities**, and restaurants. Excellent transport connections are provided by nearby tram and train stops, and the nearby City Ring Road ensures smooth car travel. The neighborhood is rich in greenery, with the popular Hostivař forest park and the **Meandry Botiče nature reserve** close by. The **Galerie Golf Hostivař** complex is just a 3-minute drive away.

Visualizations are for illustrative purposes only.

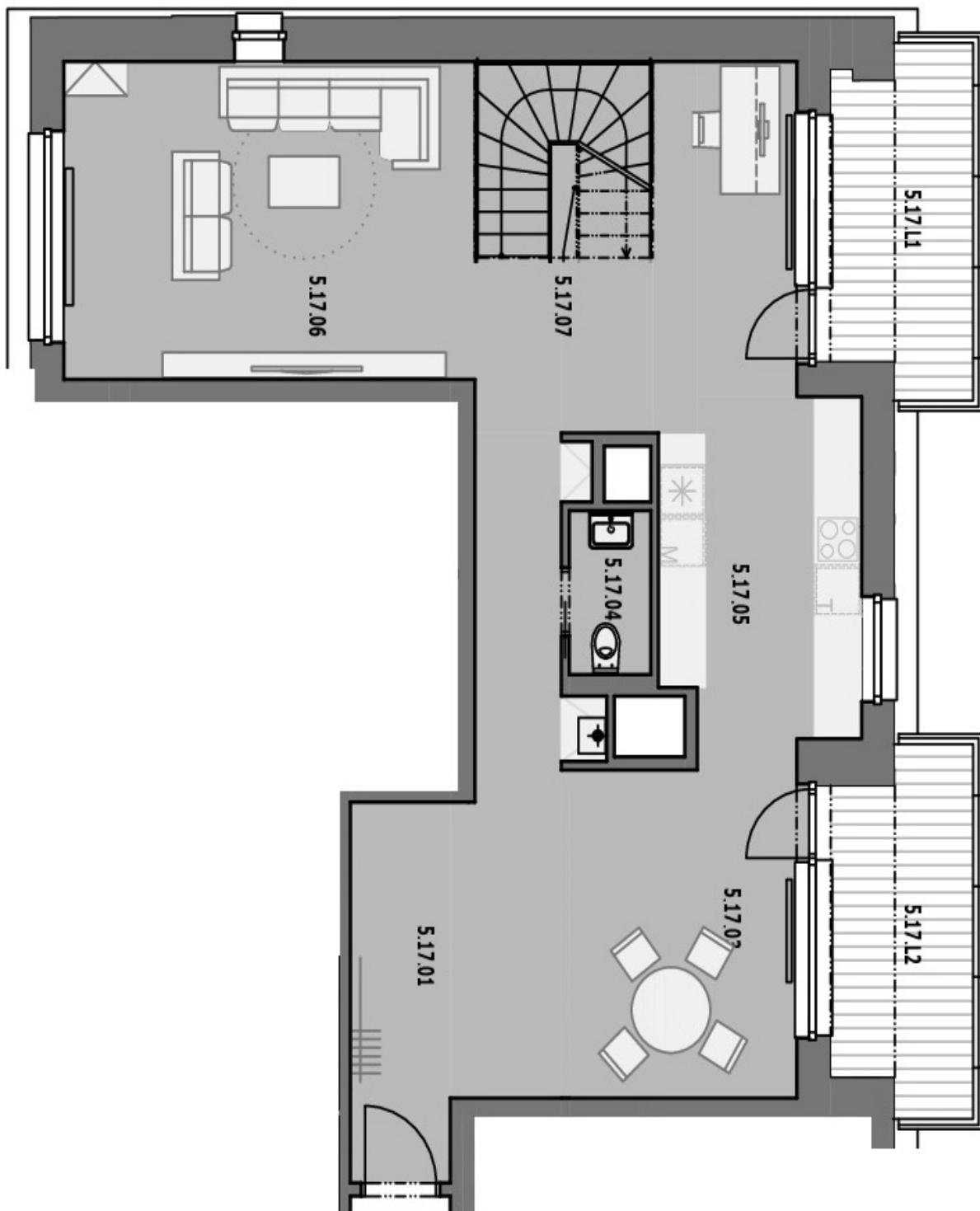
Floor area 144.1 m², terraces 17.8 m² and 6.9 m², loggias 6.9 m² and 7.1 m².



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