



## Apartment One-bedroom (2+kk)

Rented

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

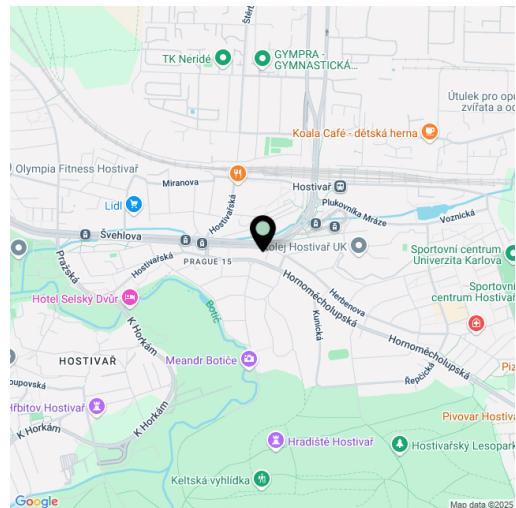




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Total area	61 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	5 m <sup>2</sup>
Service price	Monthly deposit for services and water: CZK 2,300. Electricity and gas are billed separately.
PENB	C
Reference number	109737
Available from	01.01.2029



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**This brand new unfurnished apartment—in an extension—with a balcony and green park views, on the 4th floor of an apartment building with an elevator that has been completely renovated, is located in Prague Hostivař, near the Botič Stream, Hornoměcholupská Reservoir and the Hostivař forest park with the Hostivař Reservoir, close to a tram stop and the Praha Hostivař railway station. Good amenities are available in close vicinity, incl. the VIVO! Hostivař shopping and entertainment center (a few tram stops away) and the Golf Hostivař resort (a few minutes by car). Access to the South Connecting Road is also within a convenient distance.**

The interior features a living room with a fully fitted open plan kitchen, a dining area, and access to the **balcony**, a bedroom with built-in wardrobes, a bathroom (walk-in shower, toilet), and an entrance hall with built-in storage.

**Green views, heat recovery ventilation, oak hardwood floors, large-format tiles, automatic blinds, gas boiler, underfloor heating in the bathroom, dishwasher, induction stove top, video entry phone, cellar.**