



Apartment Three-bedroom (4+kk)

Sold

88 m², Prague 10, Horní Měcholupy, Padovská



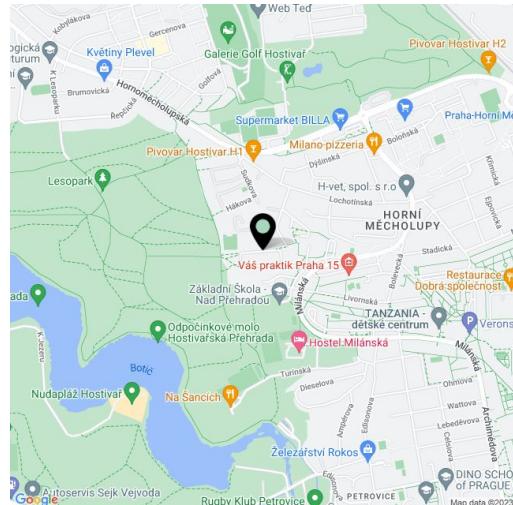


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Total area	104 m ²
Floor area*	88 m ²
Terrace	16 m ²
Garden	200 m ²
Parking	1 parking spot
Garage	Yes
Cellar	Yes
Service price	3 568 CZK monthly
PENB	C
Reference number	29881



* 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 quiet, air-conditioned apartment with a large southwest-facing front garden and 1 parking space is located in the low-energy Nad Přehradou residence. The location is close to nature as well as complete amenities, including many sports activities.

The interior consists of a living room with a kitchen and access to the terrace and adjoining garden, 3 bedrooms (1 also with access to the terrace/garden), a hallway, a bathroom (bathtub w/shower, sink, washing machine, toilet), and a separate toilet.

Thanks to the practical corner position of the apartment, there are no direct neighbors, which guarantees perfect peace and quiet. Features include waterproof laminate flooring, double-glazed plastic windows with **safety foil**, large built-in wardrobes, lockable French window in the children's bedroom, outdoor blinds, a German kitchen with **energy efficient appliances** (Ariston XL induction hob, Bosch fridge, Siemens oven), satellite, security entrance doors (class 5), alarm. Central heating, **built-in air conditioning**. A security camera system guards the building. The fenced gardens overlooking the countryside has fruit trees (cherry), ornamental roses, and other greenery. **The purchase price includes 1 parking space and a cellar unit**, there is also the possibility of using another outdoor parking space in a closed car park. Residents of the project have the opportunity to enjoy a gym in the building nextdoor or a children's playground with electronic door access.

This location includes **everything you need for comfortable living**. There is a primary school a few minutes away on foot, several kindergartens (including an international kindergarten), supermarkets, restaurants, post office, ATMs, doctors offices, and pharmacies. A few meters from the house is the entrance to the **Hostivař Forest Park**, the dam is only a few minutes' walk away. There is also a **golf club**. Public buses lead to the **Skalka** (line A), **Haje** (line C) metro stations, to a tram stop or to the Hostivař station, from which it takes only 15 minutes by train to **Hlavní nádraží**.

Interior 88 m², terrace 16 m², garden 200 m², cellar 3.2 m².



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