



Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 10, Horní Měcholupy, Padovská

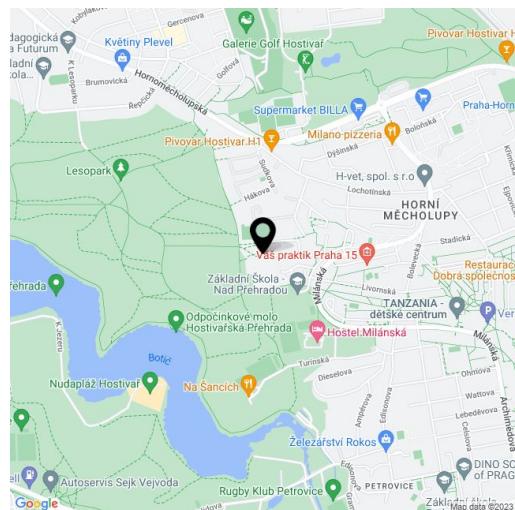




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|------------------|-----------------------------|
| Total area | 95 m ² |
| Floor area* | 83 m ² |
| Balcony | 12 m ² |
| Parking | Two parking spaces included |
| Garage | Yes |
| Cellar | Yes |
| Service price | 5 800 CZK monthly |
| PENB | C |
| Reference number | 35621 |



* 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 modern furnished bright apartment with a large balcony, views of the surrounding area, and 2 garage parking spaces is situated in the Nad Přehradou residential complex from 2017, set in a quiet location right next to the Hostivař forest park.

The apartment is located on the 6th floor of the building. The 30-meter living room with a dining area and an open plan kitchen is connected to a **spacious covered balcony**. From the large foyer, there is access to 2 bedrooms, a bathroom, a closet, and a guest toilet.

Facilities include plastic windows with interior blinds, vinyl floors, or a **Next (Class IV)** entrance security door. The kitchen is fully equipped. Heating is provided by a central boiler room in the building. The purchase price includes **2 garage parking spaces, a secure cellar unit, and custom-made interior equipment**.

The residential project includes a **new park** and a 500 sq. m. **multi-level children's playground** with play elements, an **outdoor grill** by Czech sculptor Lukáš Rais, and a **ping-pong table** was built. Not far from the building is an elementary school and kindergarten, a post office, a supermarket, and several smaller shops. Bus connections from the nearby stop go to the Háje metro station (11 minutes) or to the Horní Měcholupy Railway Station (4-minute ride), from where it's only a short train ride to the city center. Right next to the building is the **large Hostivař forest park** with many hiking paths, bike trails, and a **dam** suitable for swimming.

Useable area 82.8 m², terrace 11.5 m².

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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