



Apartment Two-bedroom (3+kk)

Sold

79 m², Prague 10, Dolní Měcholupy, Na Návsi

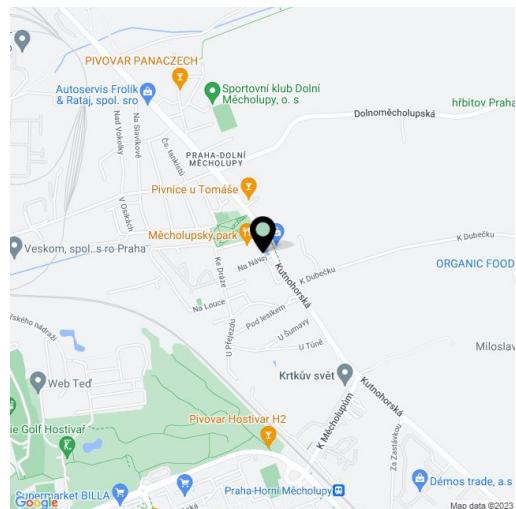




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Total area	89 m ²
Floor area*	79 m ²
Balcony	10 m ²
Parking	One parking space in an underground garage
Garage	Yes
Cellar	Yes
PENB	A
Reference number	39106



* 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 perfectly maintained, fully furnished bright apartment with a balcony and windows facing the greenery offers pleasant, quiet living. It is located on the 2nd floor of a energy-efficient wheelchair accessible building with an elevator and a garage, sensitively set in the historic center of Dolní Měcholupy, which has retained its rural character.

The practical layout consists of a living room (35.7 sq. m.) with a **sunny balcony**, 2 bedrooms (12.3 sq. m. and 10.3 sq. m.) facing a large green courtyard, a spacious entrance hall, a bathroom (with a shower, toilet, and bidet), and a utility room with a connection to a washing machine and dryer.

During the construction, emphasis was placed on the **lowest possible energy intensity**. High-quality **wooden Euro windows** with insulated triple-glazed panes, motorized **blinds**, solar panels on the roof of the building, and hot-air heating with heat recovery with an automatic ventilation function. The kitchen is fully equipped with built-in appliances; built-in wardrobes in the entrance hall. The unit comes with a **garage parking space** and a **cellar storage unit**. Residents can use a common pram room/bike parking/ski storage room. The entrance to the building is guarded by a camera system; the garage door is controlled by mobile phone.

The building is surrounded by greenery; within a short walking distance, there is an elementary school, a private kindergarten, a sports hall, a grocery store, a pastry shop, or a post office. There is a bus stop less than a minute's walk away, with connections to the Skalka Metro Station (a 12-minute drive away). Within reach is a family amusement park, a **golf course**, and several shopping centers, including an outlet mall. The district is surrounded by large green areas, thanks to which it has escaped massive industrial construction. On the east side is **Říčanka nature park** with ponds, meadows, and forests, and on the west side **Hostivař forest park**.

Floor area 79 m², balcony 9.8 m².

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