



## Apartment One-bedroom (2+kk)

Sold

54.5 m<sup>2</sup>, Prague 10, Dolní Měcholupy, Honzíkova

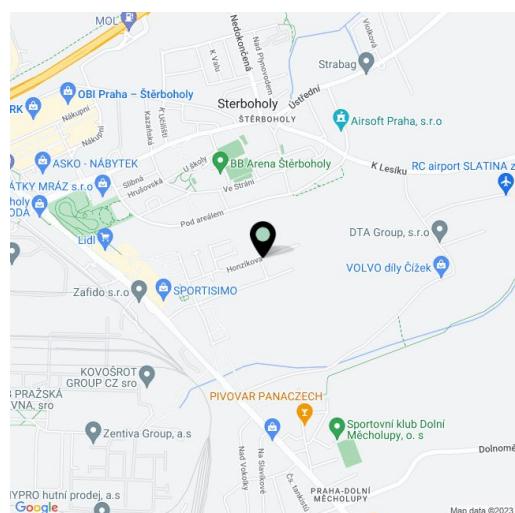




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Total area	60 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	42076



\* 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 apartment with a covered balcony and views of the surrounding area is located on the 3rd floor of a recently completed energy-efficient apartment building with an elevator, which is part of the Malý Háj residential complex located on the border of Dolní Měcholupy and Šterboholy.**

The layout consists of a living room with a kitchen and access to the **balcony**, 1 bedroom, a bathroom (bathtub with a shower screen, sink, toilet, washing machine connection), a dressing room, and a hallway.

Facilities include vinyl floors, tiles, plastic windows with interior blinds, and central heating. The kitchen is equipped with built-in appliances, including a **dishwasher**. The building from 2019 is secured by a **chip** entrance door, and residents can use the **pram room**.

The complex is located near the Retail Park Šterboholy, Europark, and Fashion Arena **shopping centers**. A bus stop is a 2-minute walk from the building, and the Hostivař metro station and tram stop are only a few minutes' drive away. The area's transport services will improve even more after the planned **extension of the tram line**. **Hrušov Park** with an **inline track** or the **Hamr sports complex** are nearby. A1 **bike path** leads to the **Slatina swimming pond** and further on to the **Říčanka nature park**.

Usable area 54.5 m<sup>2</sup>, balcony 5.7 m<sup>2</sup>.

The apartment is rented until the end of July 2022.

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