



Apartment Three-bedroom (4+kk)

Sold

112 m², Prague 9, Hrdlořezy, Mezilehlá

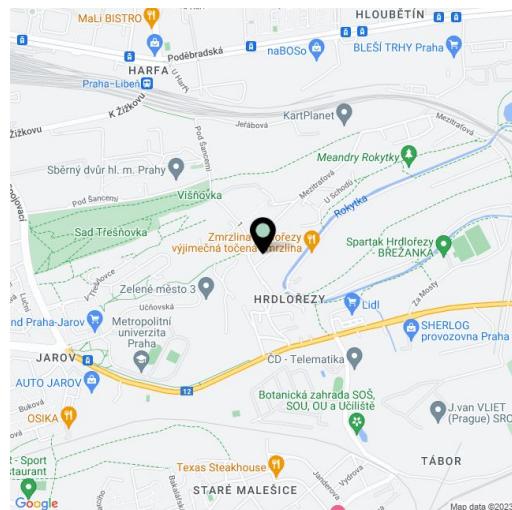




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Total area	133 m ²
Floor area*	112 m ²
Terrace	21 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	44065



* Size of the unit according to the Housing Act.

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

This air-conditioned family apartment with 2 bathrooms and a wonderful terrace with soothing views of the treetops is located on the top floor of a modern residential complex with parking and a reception. The modestly designed residence is set in a nice and quiet environment near a nature park.

The practical layout of the 2nd floor apartment consists of a corner living room connected to the kitchen and dining room (45 sq. m. in total), a master bedroom with an en-suite bathroom (shower, toilet), another 2 bedrooms, a bathroom (with a bathtub), a separate toilet, and an entrance hall. A **spacious terrace with wonderful views** adjoins the living room.

French windows let in plenty of **natural daylight**. The custom-made kitchen is equipped with built-in **AEG** appliances; floors are **wooden**. The apartment is **air-conditioned**, with central heating. **High-speed fiber optic Internet** is available. The purchase price includes a **garage parking space** and a **cellar**, both accessible by **elevator**. The residence has a **24-hour reception, security**, a camera system, and the landscaped courtyard with **mature trees** and **ornamental shrubs** makes living here even more pleasant.

The green location near Smetanka Hill provides opportunities for relaxation in nature and **quick access to the center** of the city; buses from a nearby stop provide connections to the tram stop and metro station. Within a short driving distance there are supermarkets, schools including the **Metropolitan University**, and medical and other services. There are also several sports fields in the vicinity (soccer field, multi-purpose hall, tennis courts, etc.), a **bike path, and a hiking and educational trail** are close to the residence.

Floor area 111.7 m², terrace 21.3 m².



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3. NADZEMNÍ PODLAŽÍ

4 + KK

A-302.01	VSTUPNÍ HALA	13,7
A-302.02	OBÝVACÍ POKOJ + KK	45,0
A-302.03	KOUPELNA	3,5
A-302.04	WC	1,6
A-302.05	KOUPELNA	4,0
A-302.06	POKOJ	13,7
A-302.07	POKOJ	10,7
A-302.08	POKOJ	16,3
A-302.09	ŠATNA	3,2

UŽITNÁ PLOCHA 111,7

A-302.10	BALKON	21,3
A-302.09	SKLEP	5,4

CELKOVÁ PLOCHA 138,4