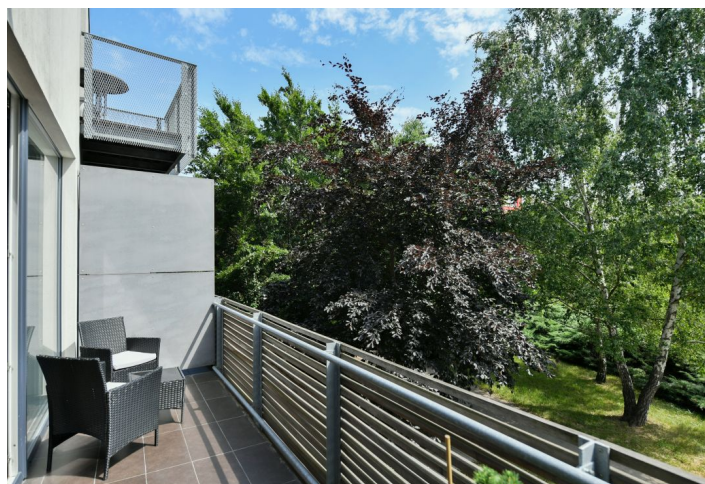




Apartment Studio (1+kk)

€ 276 339 | CZK 6 990 000

49 m², Prague 10, Hostivař, Pod Průsekem





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Total area	59 m ²
Floor area*	49 m ²
Balcony	10 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	102160

This bright and airy, east-facing studio apartment with a spacious balcony and breathtaking views of the greenery is part of a modern residential complex on the border of Hostivař and Strašnice. A garage parking space and cellar are included in the price.

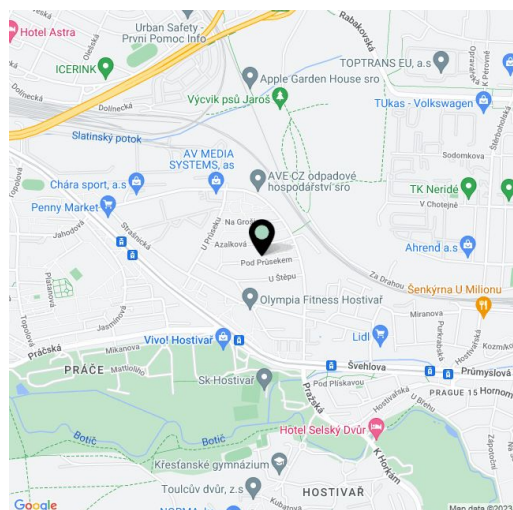
The clever layout of the apartment on the 1st floor consists of a large living space with a partially separate kitchen, a bathroom (with a bathtub, toilet, and connection for a washing machine and dryer), and an entrance hall. The living room and adjacent balcony have **very nice views of mature trees and manicured bushes.**

The boutique residence was completed in 2011; the building has an **elevator**. Facilities include large-format aluminum windows, **wooden floors**, and tiles in the bathroom. The apartment has a **new kitchen** and a built-in wardrobe in the hall. The unit includes a **garage and a cellar.**

The neighborhood provides complete civic amenities (shopping and entertainment center, sports field, medical facilities, many restaurants, etc.), and not far from the residence is the **Hostivař-Záběhlice nature park** with bike paths, hiking trails, and a popular recreation area around a **dam**.

Transport connections to the center are provided by trams and trains, and by bus or tram you can reach the Skalka metro station in a short time. By car you can immediately drive to the South Connecting Road.

Floor area 49 m², balcony 9.5 m².



* Size of the unit according to the Housing Act.

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