



## Apartment Two-bedroom (3+kk)

Sold

62 m<sup>2</sup>, Praha 10, Hájek u Uhříněvsi, Pod Přehradou





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Total area	62 m <sup>2</sup>
Garden	118 m <sup>2</sup>
Parking	2 outdoor parking spaces on the plot
Cellar	-
PENB	B
Reference number	104096

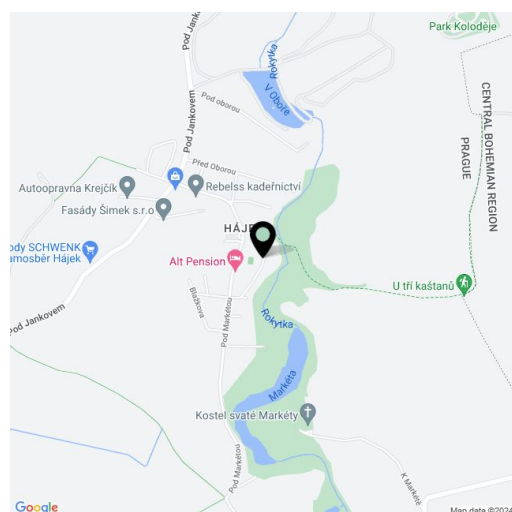
This fully furnished apartment with a bright interior, sunny terrace, and garden is part of a villa built in 2022 in the tranquil outskirts of Prague, with a pleasantly rural atmosphere, close to nature yet within easy commuting distance from all necessary amenities.

The layout of the ground floor apartment consists of a living room with a kitchenette, 2 bedrooms, a bathroom (with a shower and toilet), an entrance hall, a corridor, and a **dressing room**.

The floors are made of **white poured polyurethane screed**, the windows are plastic with thermal double glazing and **blinds**, the kitchen is fully equipped with built-in appliances, and the bathroom is adorned with **micro-cement decorative screed**. Sufficient storage space is provided by built-in closets and a furnished dressing room. The equipment includes **hardwood hingeless doors**, smoke detectors, **insect screens**, a videophone, **designer lighting**, black switches, and Schneider ABB sockets. A heat pump connected to **photovoltaic panels** ensures **underfloor heating** throughout the apartment. The purchase price includes quality equipment as well as items such as a **lawn mower**, other gardening tools, a **Cattara gas grill**, a Weber charcoal grill, outdoor **Spanish hanging swings Mi casa**, or a set of **outdoor furniture Magnus Elebäck**. **Two parking spaces** are reserved for the apartment behind an electrically controlled gate on the plot.

The boutique residential building with 3 units is located in a **quiet area** right on the border of the **Rokytka nature park**, offering ample opportunities for pleasant walks or bike rides. A children's playground, **sports center**, and restaurant are nearby, while broader civic amenities are available in the surrounding neighborhoods (Koloděje, Uhříněves, Běchovice). Transport connections are provided by buses, which can take you to Depo Hostivař metro station, and by car you can quickly access the City Ring Road.

Floor area 61.2 m<sup>2</sup>, garden 118.3 m<sup>2</sup>.



\* 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.