



## Apartment Two-bedroom (3+kk)

Sold

66 m<sup>2</sup>, Prague 10, Uhříněves, U Uhříněveské obory





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Total area	73 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	1 garage parking space and 1 outside parking
Garage	Yes
Cellar	Yes
Service price	3 300 CZK monthly
PENB	C
Reference number	33931

**This modern, bright apartment with 2 parking spaces and a balcony overlooking a natural park is situated in a quiet part of Uhříněves within walking distance of a train station or bus stop.**

The apartment is located on the 2nd floor. Before it was constructed, the layout was modified and **extensive client changes beyond the standard** of the developer were implemented. The apartment is divided into a living room with a dining area and a partially separate kitchen, a **balcony**, two bedrooms, a bathroom (with a bathtub, 2 sinks, and a toilet), a **guest toilet**, and a hallway.

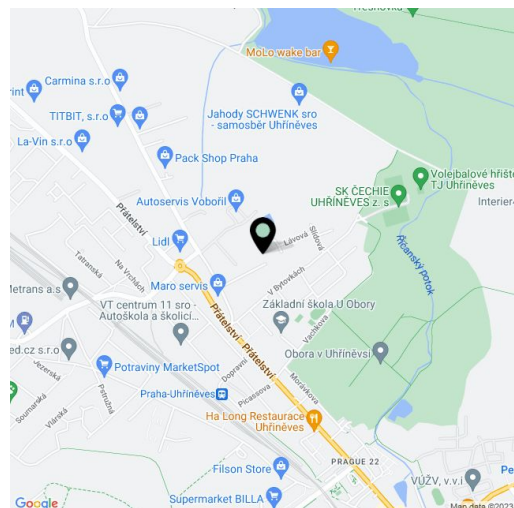
The price of the apartment includes most of the equipment and furniture illustrated in the photographs, **1 garage, 1 outdoor parking space**, and a cellar. The building has an **elevator**.

There are **kindergartens and elementary schools** (the nearest school is within a 10-minute walk), a **medical clinic with a pharmacy**, a post office, a **Billa store** (opened on November 1st, 2019), a Lidl (300m, opening in early 2020), restaurants, cafes, a **theater** and a cinema, fitness centers (Holistic fitness, Fitness for women), a family center for mothers with children, and a tennis center. The shopping center in Čestlice, **Aquapalace Prague**, the Dendrological Garden, and more is within a 10-minute drive. The **Uhřineves Game Reserve**, which is part of a vast natural park with ponds, meadows, and forests is only a few steps away.

The apartment is located 10 minutes from the Uhříněves train station and bus stop. Connections to the city center are provided by direct trains (**19-minute ride to the Main Railway Station**). The **Háje (line C) and Depo Hostivař (line A) metro stations** are within a **15-minute bus ride**.

Interior 66.2 m<sup>2</sup>, balcony 6.6 m<sup>2</sup>, cellar 3.5 m<sup>2</sup>.

**Sherlock** security and fireproof entry doors, **Gerbrich** interior doors, laminate flooring, **SIKO** bathroom, Ikea kitchen. Plastic windows.



\* 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.



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