



## Apartment Two-bedroom (3+kk)

Sold

63 m<sup>2</sup>, Praha 10, Malešice, Prorektorská





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Total area	78 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Separate garage at an additional cost
Garage	Yes
Cellar	-
Service price	4 758 CZK monthly
PENB	C
Reference number	43994

This apartment with **3 balconies** offering green views is part of a residential complex located in a quiet place between Malešický Park and the Malešický Forest.

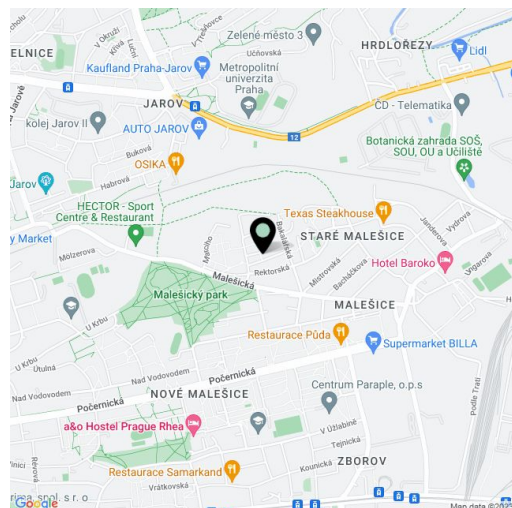
The layout of the apartment on the 1st floor consists of a corner living room connected to the kitchen and **two balconies**, 1 bedroom, 1 children's room/study with access to the **third balcony**, a bathroom with a window (asymmetrical bathtub, sink, toilet, bidet), and an entrance hall. One balcony faces **east**, the other two **south**.

The apartment building was built in 2005. Facilities include floating laminate floors, **wooden Euro windows** with double glazing, and interior blinds. Central heating from the building's boiler room. The kitchen is fully equipped, and there is a large built-in wardrobe in the hallway. It is possible to purchase a **separate lockable garage** accessible directly from the street for CZK 800,000.

A bus stops not far from the building and can be used to get to the Želivského metro station. Nearby, there are supermarkets, a kindergarten and elementary school, a health clinic, a post office, or a **sports field** with tennis courts. The biggest advantage of the location are two large green areas: the well-maintained **Malešický Park** with children's playgrounds, water features, an outdoor gym, and a playground for dogs, and the **Malešický Forest** with a hiking and nature trail.

Interior 63.2 m<sup>2</sup>, balconies 3 x 4.8 m<sup>2</sup>, garage 14.8 m<sup>2</sup>.

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



\* 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.

