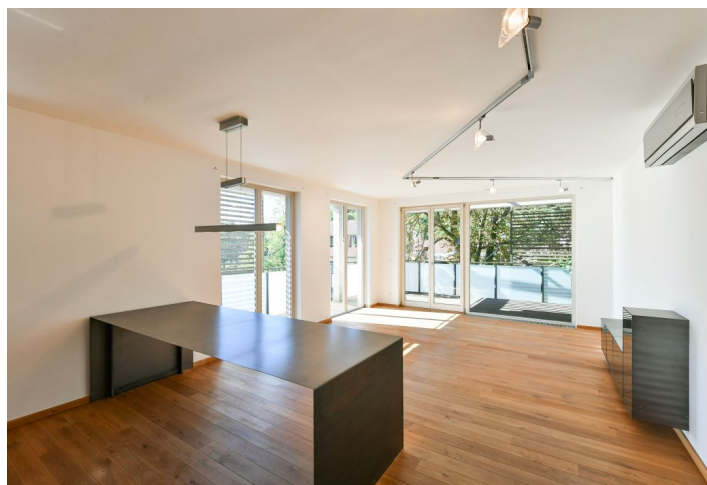
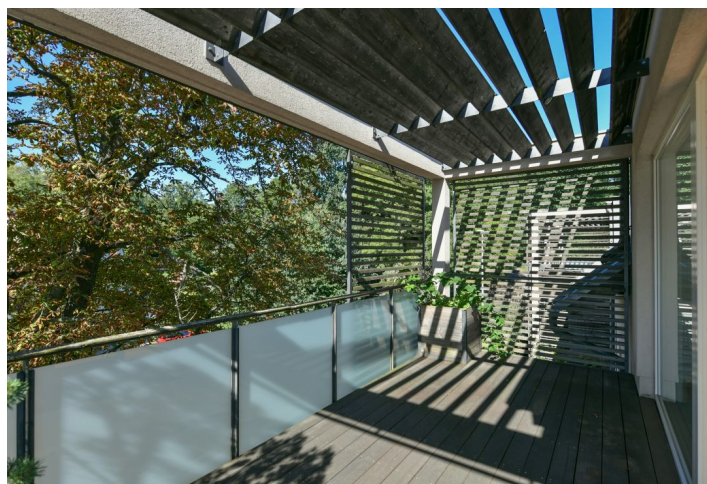




Apartment Three-bedroom (4+kk)

Sold

112 m², Prague 9, Hrdlořezy, Mezilehlá





Apartment Three-bedroom (4+kk)

Sold112 m², Prague 9, Hrdlořezy, Mezilehlá

| | |
|------------------|----------------------|
| 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 |

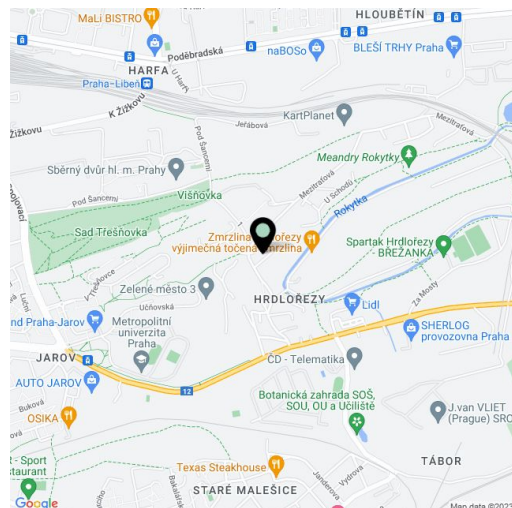
This air-conditioned family apartment with 2 bathrooms and a wonderful terrace with soothing views of the treetops is located on the top floor of a modern residential complex with parking and a reception. The modestly designed residence is set in a nice and quiet environment near a nature park.

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.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

**Apartment Three-bedroom (4+kk)**112 m², Prague 9, Hrdlořezy, Mezilehlá**Sold****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.S | SKLEP | 5,4 |

CELKOVÁ PLOCHA 138,4