Apartment One-bedroom (2+kk)

Sold

60.4 m², Prague 10, Horní Měcholupy, Modenská

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Total area	75 m²
Floor area*	60 m²
Balcony	7 m²
Loggia	8 m²
Parking	300 000 CZK
Cellar	Yes
Service price	5 100 CZK monthly
PENB	B
Reference number	101268

* 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.
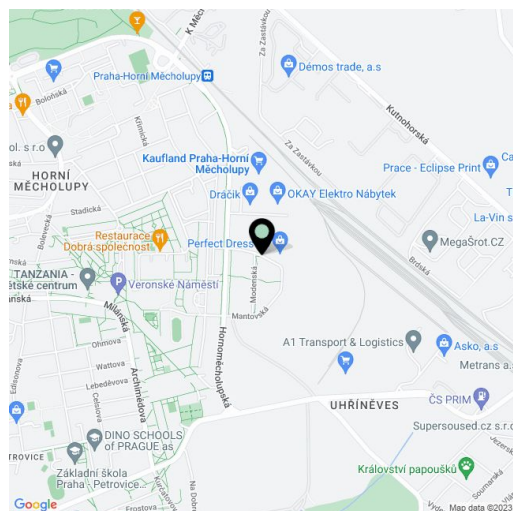
This apartment with a balcony and two loggias is situated on the top floor of an apartment building that is part of the Javorová čtvrť residential complex in Horní Počernice, near the Hostivař forest park.

The area of the apartment on the 4th floor is divided into a living room with a kitchen and access to **a balcony and a loggia**, a bedroom with **a second loggia**, a bathroom (with a bathtub and connection for a washing machine), a separate toilet, and an entrance hall.

The floors are **wooden floating** (light oak), the windows are plastic with double glazing, and the interior doors are **veneered**. Facilities include a kitchen unit with built-in appliances (except for the refrigerator) and a large built-in wardrobe in the hallway. Central heating. **The energy-efficient building** with an elevator was built in 2016; the apartment comes with **a cellar and a garage parking space.**

There are shops, including a supermarket, in the immediate vicinity of the complex, as well as a restaurant or a pharmacy. Transport connections are provided by buses; you can take a direct line to the center to the Florenc subway transfer station, or in a short time to the Horní Měcholupy Railway Station. You can quickly connect to the Prague Ring Road and the D1 highway by car. The Hostivař forest park with a beach, children's playgrounds, and hiking and cycling trails is nearby.

Floor area 60.4 m², balcony 6.8 m², loggias 4.4 m² and 3.8 m².

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Sold

Modenská

1 Chodba
2 WC
3 Koupelna
4 Pokoj
5 Kuchyň + Pokoj
6 Balkon
7 Lodžie
8 Lodžie