



## Apartment Two-bedroom (3+kk)

€ 648 952 | CZK 15 999 913

74 m², Prague 10, Hostivař, Nurmího





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Total area	79 m²
Floor area*	74 m²
Balcony	5 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	107902

This air-conditioned 2-bedroom apartment with a kitchenette and balcony overlooking the treetops is located on the top floor of a barrier-free, energy-efficient building that is part of a modern complex with an elevator, reception, and underground parking. The location, completely surrounded by greenery in a nature park, lies close to the Hostivař reservoir and within a short driving distance of full civic amenities.

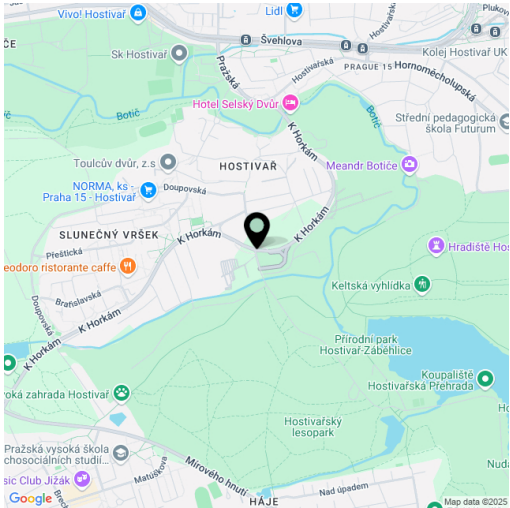
The 3rd-floor unit consists of a living room with an open plan kitchen and access to a **spacious balcony**, two bedrooms (one with a built-in work nook), a bathroom (with a bathtub), a separate toilet, a storage room, and an entrance hall.

This energy-efficient building was completed in 2024. Windows are triple-chamber plastic with both interior and **exterior blinds**; floors are vinyl. The apartment is equipped with **air-conditioning** and central heating from a shared gas boiler. The kitchen is fitted with **Siemens** appliances, and the balcony surface is made of **exotic garapa wood**. The purchase price includes **built-in furniture, two garage parking spaces, and a cellar**. Residents have access to a **reception, pram room, bicycle washing area, and a landscaped courtyard with a children's playground**. The building features **photovoltaic panels** and a rainwater retention tank; there is also a **community composting area**. A **camera system** is installed by the reception, and access to the complex is via a **chip-controlled gate**. Designated outdoor visitor parking is also available.

This pleasantly **quiet and green location** lies on the border of Hostivař and Chodov, directly in a **forest park** just a few minutes' walk from the **reservoir**. A bus stop near the complex provides connections to metro stations Opatov and Chodov, tram lines, and a train stop with fast access to the city center. The surrounding districts offer shopping centers, kindergartens and schools, restaurants, medical services, and more.

The unit is being sold including value-added tax (VAT).

Floor area 73.7 m², balcony 4.9 m², cellar m².



\* 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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