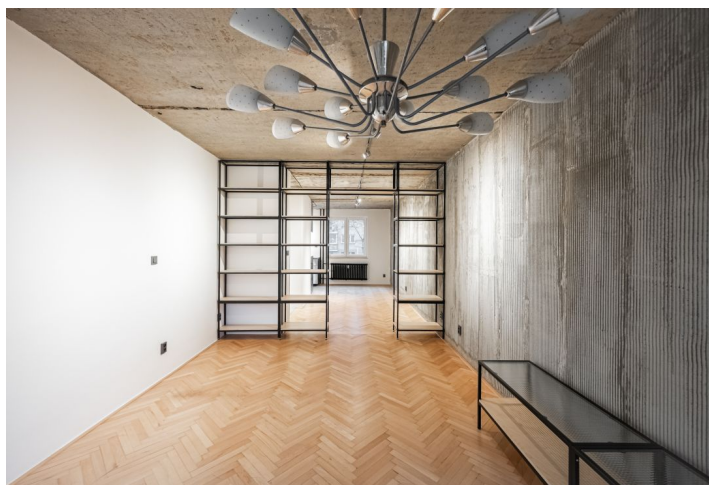




## Apartment One-bedroom (2+1)

Sold

76 m<sup>2</sup>, Prague 4, Záběhlice, Hlavní





## Apartment One-bedroom (2+1)

**Sold**76 m<sup>2</sup>, Prague 4, Záběhlice, Hlavní

Total area	80 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	103752

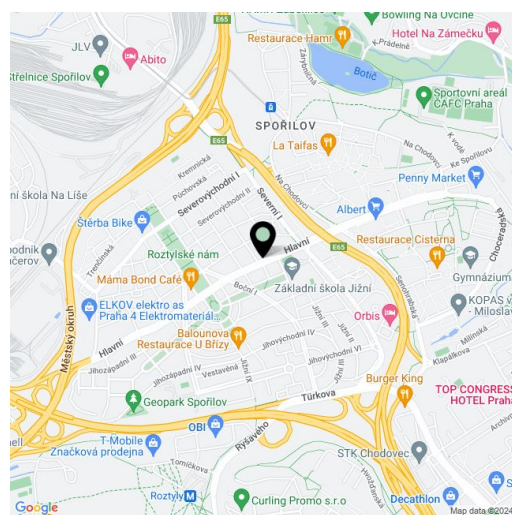
**This extraordinary apartment with an interior in an industrial style, a glazed loggia, and green views is situated on the upper ground floor of a brick apartment building located in Prague 4 - Záběhlice near Hamerský Pond, in a residential area with a complete infrastructure.**

The layout consists of a living room, a kitchen, a dining room, a bedroom, a bathroom (with a shower), a separate toilet, and a foyer. One room has access to the **loggia**. The original layout was 3-bedroom.

The unit was **completely renovated** and equipped 2 years ago, and everything has been **unused** since then. Facilities include plastic windows, a **security** entrance door, and **cement screed surfaces** in the bathroom and toilet. Ceilings are exposed concrete throughout. There is also a kitchen fitted with appliances and a custom-made **metal bookcase** serving as a partition between the rooms. Heating is central remote. The apartment comes with a **cellar storage unit**. The brick house from 1965 with an elevator is well maintained, and the facade is currently being insulated.

A supermarket, cafe, post office, health clinic, pharmacy, restaurant, cafe, kindergarten and elementary school, as well as an art school are within walking distance. Buses stop almost right by the house and go to the Budějovická, Chodov, Roztyly, Smíchovské nádraží, Náměstí Míru, and Florenc metro stations. The neighborhood is very pleasant thanks to the **abundance of greenery**. The **orchards of Toulcův dvůr**, the **Meandry Botič** natural monument, and the recreational area around **Hamerský Pond** are all nearby.

Floor area 75.6 m<sup>2</sup> (incl. the cellar 3.3 m<sup>2</sup>), loggia 4.4 m<sup>2</sup>.



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



## Apartment One-bedroom (2+1)

76 m<sup>2</sup>, Prague 4, Záběhlice, Hlavní

Sold

Hlavní

- 1 Vstupní místnost / Chodba
- 2 Ložnice
- 3 Obývací pokoj / Kuchyň
- 4 Lodžie

