



Apartment One-bedroom (2+1)

87 m², Prague 10, Záběhlice, Hyacintová

€ 507 797 | CZK 12 700 000





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|------------------|----------------------|
| Total area | 119 m² |
| Floor area* | 87 m² |
| Terrace | 32 m² |
| Parking | Garage parking space |
| Garage | Yes |
| Cellar | 2 m² |
| PENB | D |
| Reference number | 106739 |

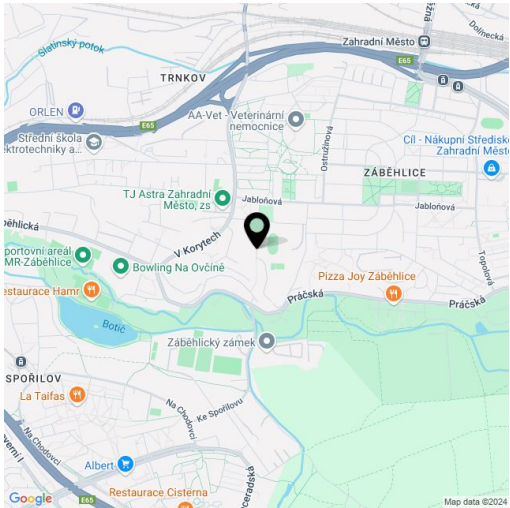
This bright air-conditioned apartment with parking and a large sunny terrace offering a view of the distant surroundings is located on the 2nd floor of an apartment building with an elevator. The house is located on a cul-de-sac in Prague 10 - Záběhlice, near Hamerský Pond and a large nature park.

The layout offers a living room with a dining area, an adjoining kitchen, a bedroom, an airy bathroom (with a corner bath, two sinks, a toilet, and a bidet), a separate toilet, and an entrance hall. Both rooms and the kitchen have access to a **spacious terrace** that forms a walkway around the apartment. The living room is **south-facing**; the bedroom is **southwest-facing**.

The interior is beautifully illuminated by the many French windows that can be shaded by interior blinds. The rooms are **air-conditioned**; heating is by floor convectors. The kitchen is equipped with Bosch appliances. The apartment comes with a **parking space** in a garage and a **cellar**, and the building has a **daily reception with security**.

In the vicinity of the building is an indoor and outdoor **sports field**, a shopping center, and other shops, a health center, a kindergarten, an elementary school, and several restaurants. Transport connections are provided by a bus to the Strašnická metro station or the Praha-Hostivař railway station, and it is possible to drive to the South Connecting Road in a short time by car. By bike or a short walk you can reach **Hamer Pond**, the natural monument of **Meandry Botiče**, the **Toulcov Dvůr** farm, or the **Hostivař Forest Park**.

Floor area 87 m², terrace 31.62 m², cellar 1.9 m².



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



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