



Apartment Three-bedroom (4+kk)

€ 792 793 | CZK 19 800 000

128.72 m², Prague 10, Záběhlice, Před Skalkami I





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Total area	129 m ²
Front garden	109 m ²
Parking	Two parking spaces
Cellar	-
PENB	C
Reference number	107223

This new three-bedroom apartment is part of an attractive southwest-facing villa with a beautiful garden, located in a quiet area of Záběhlice. The apartment, spanning over 100 square meters, features its own terrace, front garden, and two parking spaces. It will be handed over in a completed state, while new owners will have the opportunity to choose the final finishes and bathroom designs from the available options.

The layout of the ground-floor apartment consists of a living room with a kitchen and pantry, a master bedroom with an **en-suite bathroom** and **walk-in closet**, two additional bedrooms, a bathroom, a separate toilet, a storage room, and an entrance hall. All living areas have access to the **terrace** or direct entry into the **garden**. The apartment includes **two outdoor parking spaces** with a **wallbox** preparation and a large garden **storage room**. The villa contains only three apartments, each with a separate entrance to ensure maximum privacy for residents.

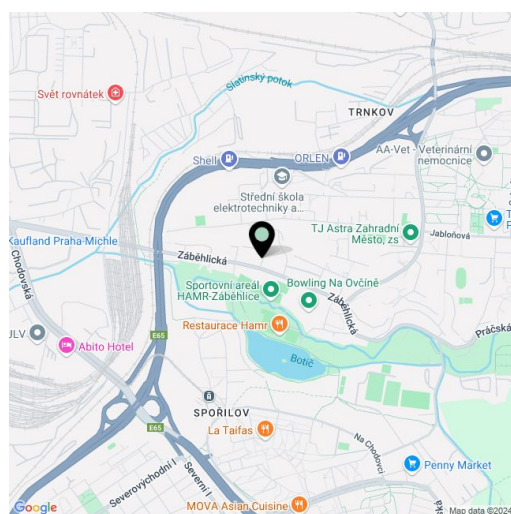
The apartment features **wooden windows** with triple-glazed insulation, complemented by exterior blinds on the south side, as well as underfloor heating, **air-conditioning**, and a fireplace. New owners can choose from several high-end bathroom and flooring options. A **smart home system** facilitates the control of exterior blinds, thermostats, heating, the entrance barrier, and video intercom communication, with the option to add additional features. The apartment can also be handed over in a white box condition.

The **Záběhlice** district offers full civic amenities, including restaurants, shops, a medical center, a kindergarten, and an elementary school, along with numerous playgrounds. Sports enthusiasts will appreciate the large **Hamr sports complex**, which features 18 tennis courts, beach volleyball, squash, and table tennis. The nearby **Hamr Pond** is ideal for walks and bike trips. A bus stop just two minutes away on foot provides quick and convenient transport to the city center.

Floor area 128.72 m², front garden 109.02 m².

Planned completion: Q3 2025.

The presentation includes visualizations.



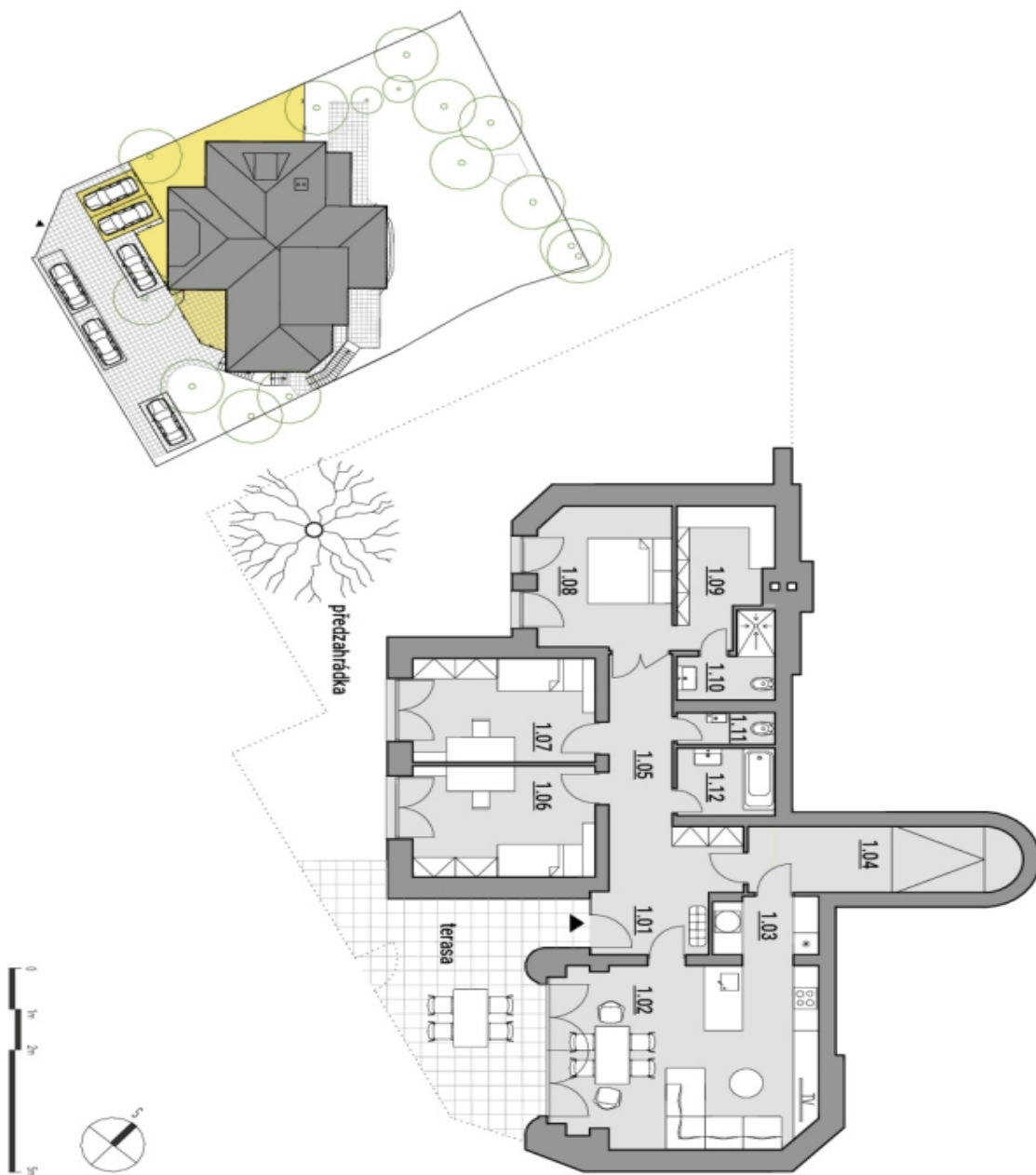
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Bytová jednotka č.1

Přízemí
s předzahradkou

4 + kk

1.01	vstupní hala	9,82 m ²
1.02	obývací pokoj + kk	29,45 m ²
1.03	sklad	4,31 m ²
1.04	sklad	11,52 m ²
1.05	chodba	7,16 m ²
1.06	pokoj	13,24 m ²
1.07	pokoj	12,34 m ²
1.08	pokoj	12,35 m ²
1.09	šatna	7,73 m ²
1.10	koupelna	3,98 m ²
1.11	wc	2,04 m ²
1.12	koupelna	4,34 m ²
	vnitřní stěny	10,44 m ²
	podlahová plocha	128,72 m²
	terasa + předzahradka	109,02 m ²
	parkovací stání	2 místa