



## Apartment Four-bedroom (5+1)

€ 1 033 033 | CZK 25 800 000

171.33 m<sup>2</sup>, Prague 10, Záběhlice, Před Skalkami I





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Total area	192 m <sup>2</sup>
Floor area*	171 m <sup>2</sup>
Balcony	20 m <sup>2</sup>
Front garden	388 m <sup>2</sup>
Parking	Two parking spaces
Cellar	-
PENB	C
Reference number	107224

This nearly 200-square-meter sunlit apartment occupies the entire 1st floor of a newly renovated villa in a quiet part of Záběhlice. The apartment features two balconies, a private garden with a terrace, and two parking spaces. It will be delivered in a completed state, allowing new owners to choose the final finishes and bathroom designs from available options.

This separate residential unit with a private entrance features windows facing **all cardinal directions**. Its layout includes a living room connected to a dining area and kitchen, a master bedroom with an **en-suite bathroom** and balcony, a walk-in closet, two additional bedrooms (one with access to a second balcony), a bathroom, a utility room, a hallway, and an entryway. The unit comes with two outdoor parking spaces, pre-wired for a **wallbox**. The villa consists of only three residential units.

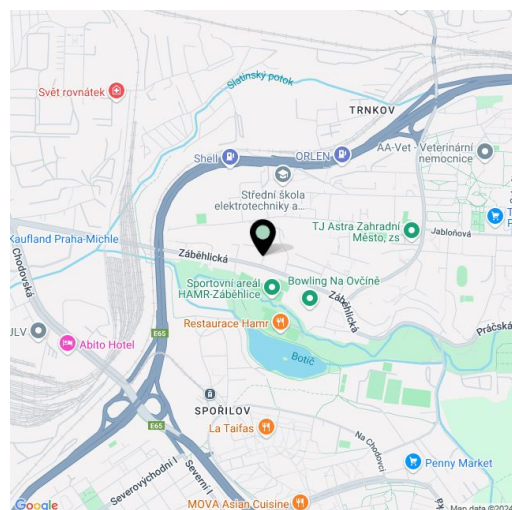
The apartment features **wooden windows** with triple-glazed insulation, complemented by exterior blinds on the south side, as well as underfloor heating, **air-conditioning**, and a fireplace. New owners can choose from several high-end bathroom and flooring options. A **smart home system** facilitates 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 delivered 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 191.58 m<sup>2</sup> (of which balconies 9.73 m<sup>2</sup> and 10.52 m<sup>2</sup>), garden 388.16 m<sup>2</sup>.

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.

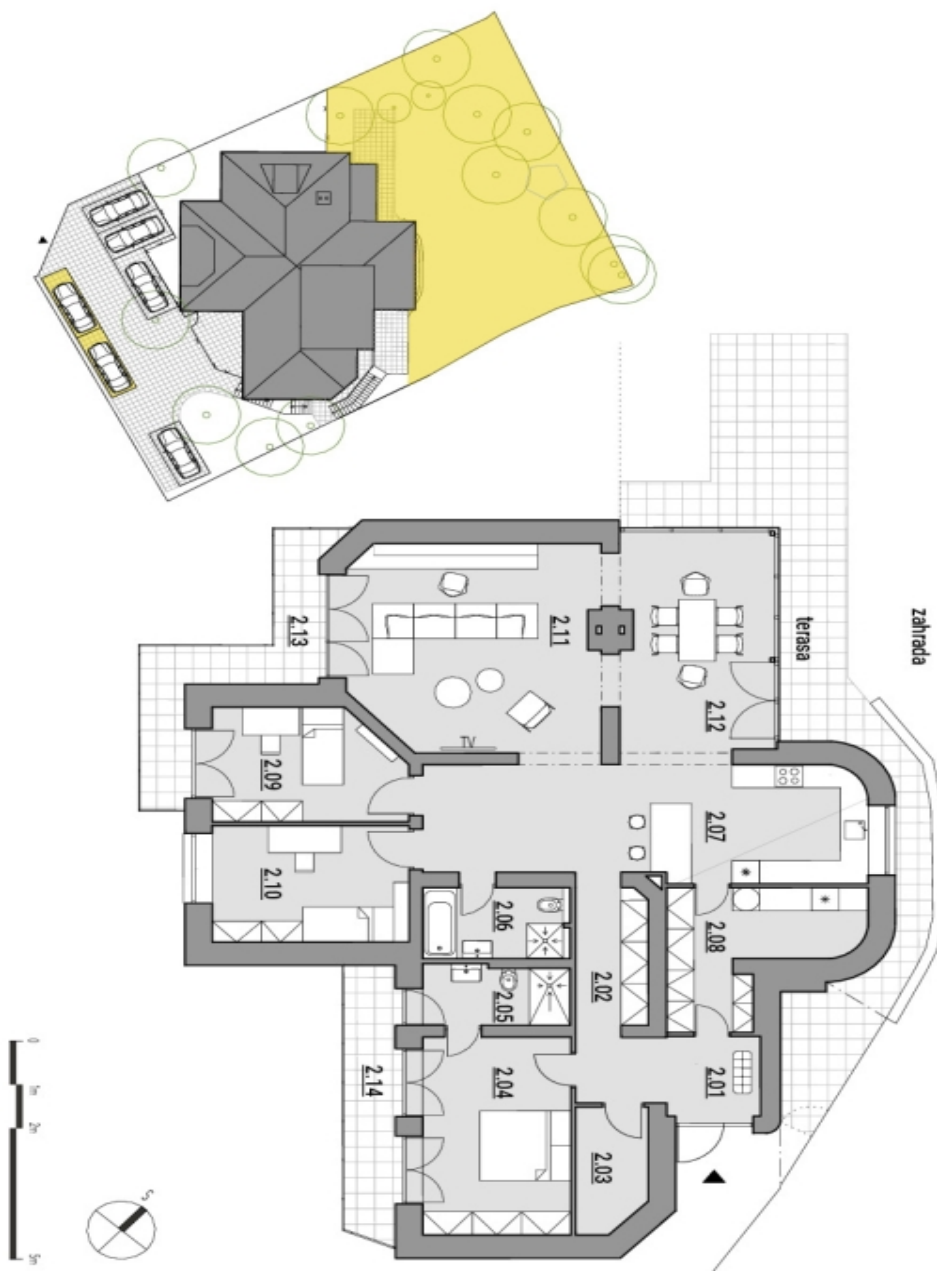




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## Bytová jednotka č.2

První patro  
se zahradou

5+1

2.01	zdvěří	4,20 m <sup>2</sup>
2.02	chodba	8,65 m <sup>2</sup>
2.03	šatna	4,90 m <sup>2</sup>
2.04	pokoř	16,50 m <sup>2</sup>
2.05	koupelna	5,24 m <sup>2</sup>
2.06	koupelna	5,85 m <sup>2</sup>
2.07	kuchyně	29,14 m <sup>2</sup>
2.08	tech. místnost + sklad	11,34 m <sup>2</sup>
2.09	pokoř	12,96 m <sup>2</sup>
2.10	pokoř	11,63 m <sup>2</sup>
2.11	obývací pokoř	28,54 m <sup>2</sup>
2.12	zimní zahrada / jehna	18,82 m <sup>2</sup>
2.13	balkon	10,52 m <sup>2</sup>
2.14	balkon	9,73 m <sup>2</sup>
	vnitřní stěny	13,56 m <sup>2</sup>
<b>podlahová plocha</b>		<b>191,58 m<sup>2</sup></b>
terasa + zahrada		388,16 m <sup>2</sup>
parkovací stání		2 místa