



Apartment Three-bedroom (4+kk)

€ 856 857 | CZK 21 400 000

131.97 m², Prague 10, Záběhlice, Před Skalkami I





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Total area	165 m ²
Floor area*	132 m ²
Balcony	9 m ²
Terrace	24 m ²
Parking	Two parking spaces
Garage	Yes
Cellar	-
PENB	C
Reference number	107225

In a newly renovated villa situated in a peaceful part of Záběhlice, you will find this beautifully spacious and bright apartment with a balcony, terrace, and two parking spaces. New owners will have the opportunity to choose the final finishes and bathroom designs from available options, with the apartment delivered to them in a completed state.

The layout of the residential unit located on the 2nd floor consists of a large living room with a kitchen, pantry, and access to the balcony, a bedroom with an en-suite bathroom, 2 additional bedrooms, a bathroom, and a hallway accessible from the terrace via an exterior staircase. The apartment includes 2 parking spaces with a preparation for a wallbox. There are only 3 apartments in the villa, each with a separate entrance to ensure maximum privacy for residents.

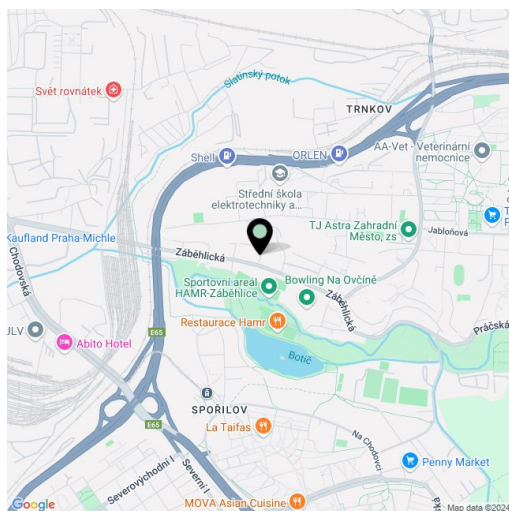
The apartment features wooden windows with triple-glazed insulation, complemented by exterior blinds on the south side, as well as underfloor heating, air-conditioning, and a fireplace. New owners can choose from several high-end bathroom and flooring options. A smart home system facilitates the control of exterior blinds, thermostats, heating, the entrance barrier, and video intercom communication, with the option to add additional features. The apartment can also be 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 164.92 m² (of which terrace 24.32 m² and balcony 8.63 m²).

Planned completion: Q3 2025.

The presentation includes visualizations.



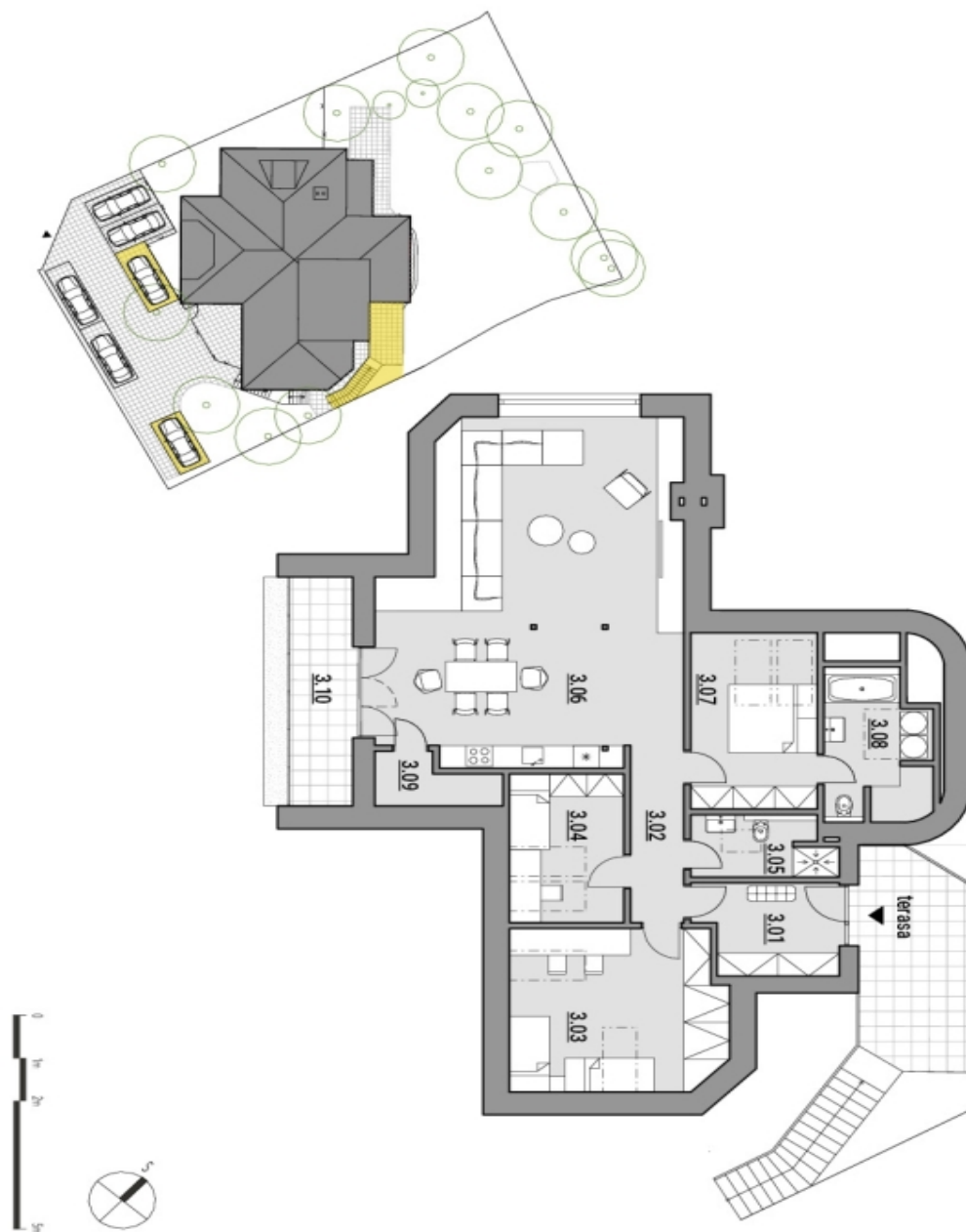
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Bytová jednotka č.3

Podkrovní
s terasou
4 + Kk

3.01	záběhlí	7,32 m ²
3.02	chodba	5,62 m ²
3.03	pokoje	18,93 m ²
3.04	pokoje	9,66 m ²
3.05	koupelna	5,00 m ²
3.06	obývací pokoje + Kk	55,62 m ²
3.07	pokoje	12,34 m ²
3.08	tech. místnost + koupelna	7,60 m ²
3.09	sklad	2,83 m ²
3.10	balkon	8,63 m ²
	vnitřní stěny	7,05 m ²
podlahová plocha		140,60 m ²
terasa + schodiště		24,32 m ²
parkovací stání		2 místa