



## Apartment Three-bedroom (4+1)

Sold

143 m<sup>2</sup>, Praha 10, Záběhlice, Hyacintová





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Total area	188 m <sup>2</sup>
Floor area*	143 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Parking	2 garage parking places
Garage	Yes
Cellar	Yes
Service price	5 800 CZK monthly
PENB	G
Reference number	30488

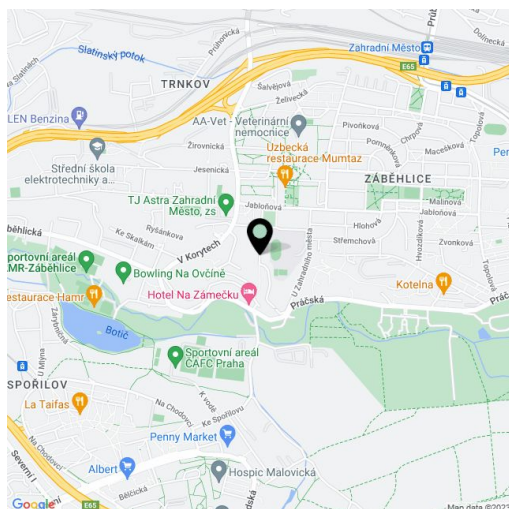
This bright and spacious apartment with 2 parking spaces and 2 terraces overlooking the surrounding area is situated on the top floor of a five-story apartment building with a reception. The building is located in a quiet green area of Záběhllice near a natural park along the Botič River.

The interior consists of an over **40-meter living room** with a terrace, a separate kitchen, 3 bedrooms with access to the 2nd terrace, 2 bathrooms, a cloakroom, and an entrance hall.

It features **wooden floors**, large-format plastic windows with interior blinds, built-in wardrobes, and a fully equipped kitchen. In 1 of the bedrooms, there is a built-in folding bed for guests. Heat is distributed via **floor convectors**; the heat source is the central boiler room in the house. The purchase price includes **2 garage parking spaces** and a **cellar**.

A bus stop with links to the Strašnická metro station (line A) (2-minute ride) is close to the building. All amenities are within easy reach: an elementary school is a few meters away, kindergartens, a health center, and a shopping center are also nearby. There are plenty of opportunities for **active recreation**, bike trails and hiking paths, the Hamr Sport center with a gym, and beach volleyball, tennis, and squash courts.

Interior 142.7 m<sup>2</sup>, terraces 45 m<sup>2</sup> (24 m<sup>2</sup> and 21 m<sup>2</sup>).



\* 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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