



Apartment Three-bedroom (4+1)

€ 650 246 | CZK 16 500 000

141.8 m², Praha 10, Záběhlice, K Chaloupkám





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Total area	199 m ²
Floor area*	142 m ²
Terrace	57 m ²
Parking	Garage parking space
Garage	Yes
Cellar	1 m ²
PENB	C
Reference number	34882

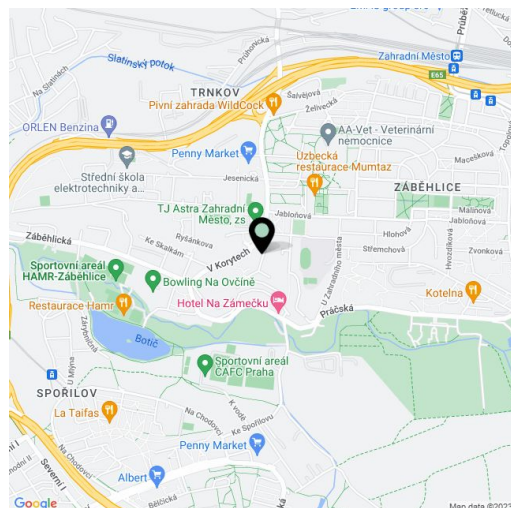
This spacious, airy apartment with a large terrace and views of the surrounding area is located on the 1st floor of a terraced apartment building with underground parking. The quiet neighborhood of Zabealice has excellent civic amenities. Within few steps are Hamerský Pond and the Hostivař-Záběhlice natural park.

The layout consists of a living room, walk-in kitchen with pantry, 3 bedrooms, a bathroom (bath, shower, 2 sinks, toilet), a dressing room, a hall, a guest toilet and an entrance hall. The sunny, south-west facing corner terrace is accessible from all main rooms.

Facilities include **wooden floors**, security entry door, electric blinds, **awning** over a terrace, kitchen with **Miele appliances**, **safe**, built-in wardrobes and other storage space. The building has its own manager and electronic access. The unit comes with **1 garage parking place** and a cellar.

Near the house is an elementary school (another kindergarten and elementary school are in the area), a health center or a supermarket. Buses from the nearby stop provide connections to Skalka, Želivského and Roztyly metro stations and tram stops. By car, you can quickly reach the Southern Link. Nearby is a popular sports complex by the **Hamerský pond**, in the vicinity are hiking paths and bike trails, leading, for example, to the Toulcův dvůr natural area or **Hostivař dam**.

Floor area 141.8 m², terrace 57.3 m², cellar 1.41 m².



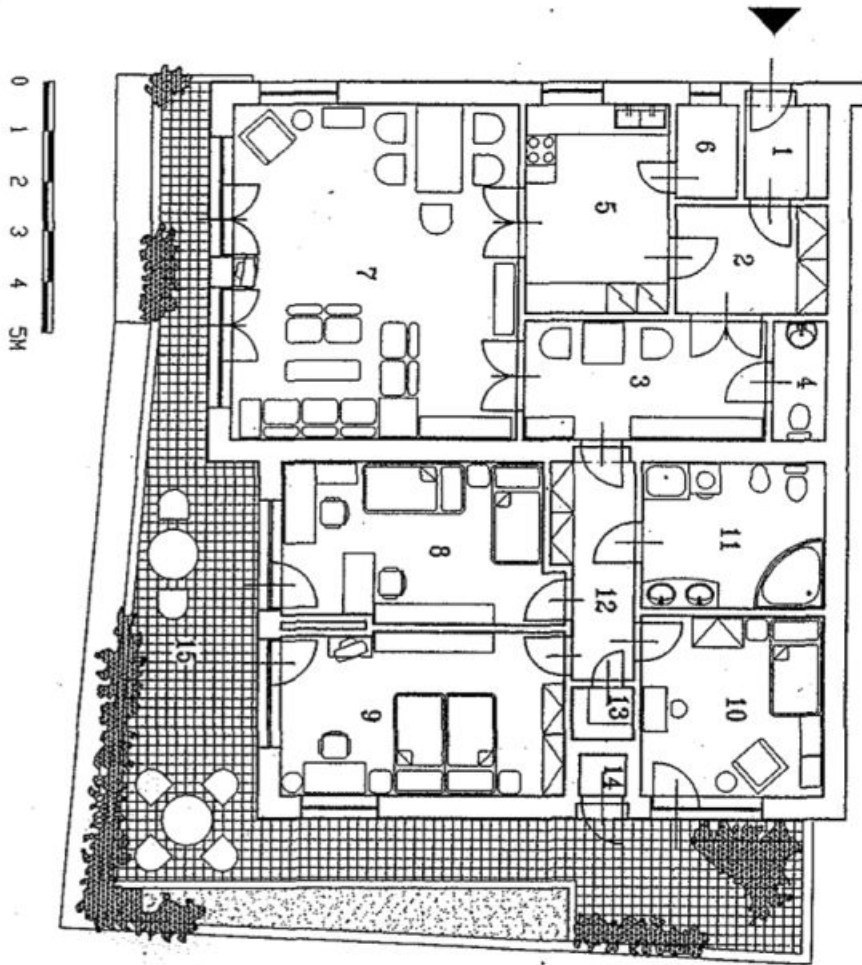
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA :

1.	Zábraví	3,00 m ²
2.	Přestih	6,40 m ²
3.	HLA	11,38 m ²
4.	VC	2,50 m ²
5.	KUCHAŇ	11,64 m ²
6.	SPŮŽ	2,20 m ²
7.	OBYVACÍ POKOJ	37,44 m ²
8.	LÉBNICE	17,00 m ²
9.	LÉBNICE	18,40 m ²
10.	LÉBNICE	13,20 m ²
11.	KLOUZAVÁ	11,50 m ²
12.	OKENNA - SÁTKA	6,50 m ²
13.	KUCHA	1,30 m ²
14.	KUCHA	0,80 m ²
15.	TERASA	14,00 m ²
	CELKEM :	141,80 m²
	CELKEM :	57,28 m²
	CELKEM :	199,10 m²



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