



## Apartment Three-bedroom (4+1)

€ 652 432 | CZK 16 500 000

141.8 m<sup>2</sup>, Praha 10, Záběhlice, K Chaloupkám





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

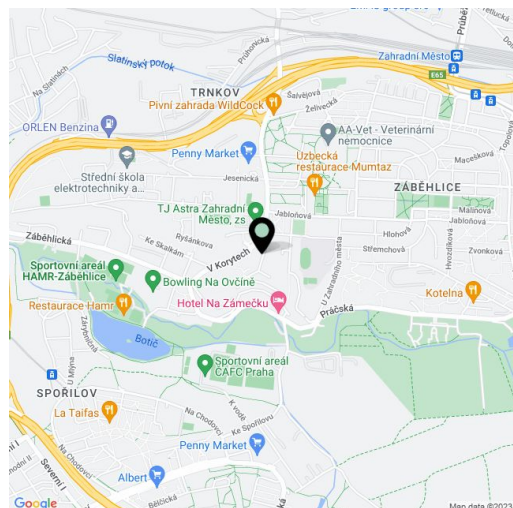
This spacious, airy apartment with a large terrace and views of the surrounding area is located on the 1st floor of a terraced apartment building with underground parking. The quiet neighborhood of Záběhlice has excellent civic amenities. Hamerský Pond and the Hostivař-Záběhlice nature park are a few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

The layout consists of a living room, walk-in kitchen with a pantry, 3 bedrooms, a bathroom (bathtub, 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 building 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 the Skalka, Želivského, and Roztyly metro stations and tram stops. By car, you can quickly reach the Southern Junction Road. Nearby is a popular sports complex by the **Hamerský Pond**, and in the vicinity there are hiking trails and bike paths, leading, for example, to the Toulcův Dvůr nature area or **Hostivař Dam**.

Floor area 141.8 m<sup>2</sup>, terrace 57.3 m<sup>2</sup>, cellar 1.41 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.

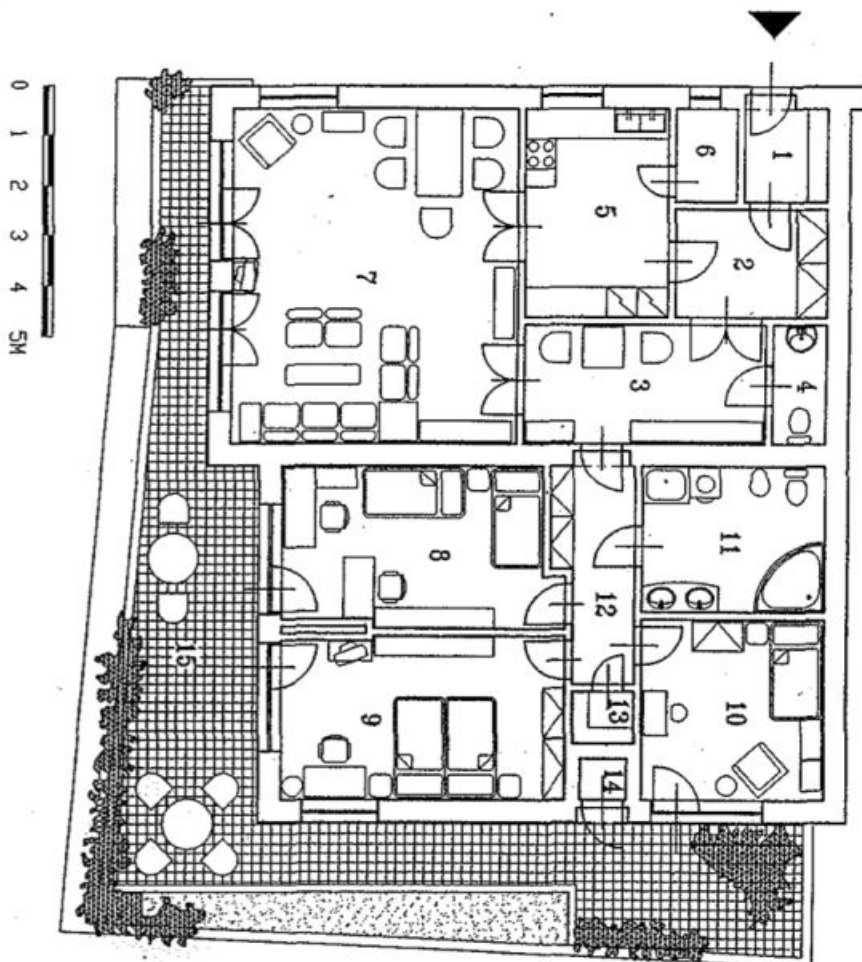




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**LEGENDA :**

1	Zábraví	3,00 m <sup>2</sup>
2	Přestíž	6,40 m <sup>2</sup>
3	HLA	11,38 m <sup>2</sup>
4	VC	2,50 m <sup>2</sup>
5	KUCHAŇ	11,68 m <sup>2</sup>
6	SPŮZ	2,20 m <sup>2</sup>
7	OBÝVACÍ PROSTŘEDÍ	37,48 m <sup>2</sup>
8	LODŽIE	17,00 m <sup>2</sup>
9	LODŽIE	18,40 m <sup>2</sup>
10	KLOUBNA	13,20 m <sup>2</sup>
11	KLOUBNA - SANITA	11,50 m <sup>2</sup>
12	KLOUBNA	6,50 m <sup>2</sup>
13	KLOUBNA	1,30 m <sup>2</sup>
14	KLOUBNA	0,80 m <sup>2</sup>
15	TERASA	14,08 m <sup>2</sup>
CELKEM :		141,80 m <sup>2</sup>
CELKEM :		57,28 m <sup>2</sup>
CELKEM :		199,10 m <sup>2</sup>



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