



Apartment Three-bedroom (4+1)

€ 654 632 | CZK 16 500 000

141.8 m², Prague 10, Záběhlice, K Chaloupkám





Apartment Three-bedroom (4+1)

€ 654 632 | CZK 16 500 000

141.8 m², Prague 10, Záběhlice, K Chaloupkám

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

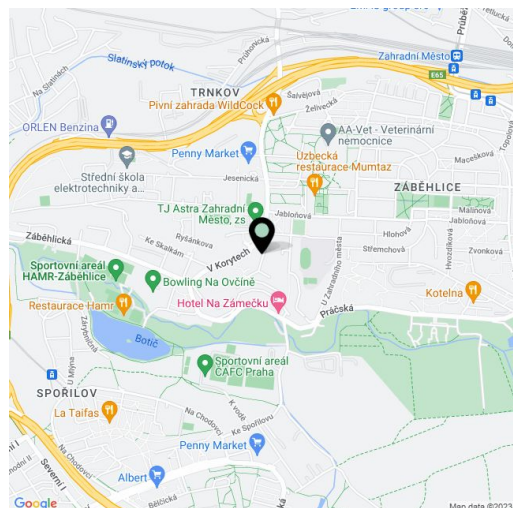
This spacious, airy apartment with a large terrace and views of the surrounding area is located on the 1st floor of a terraced apartment building with underground parking. The quiet neighborhood of Záběhlice has excellent civic amenities. Hamerský Pond and the Hostivař-Záběhlice nature park are a few 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 m², terrace 57.3 m², cellar 1.41 m².



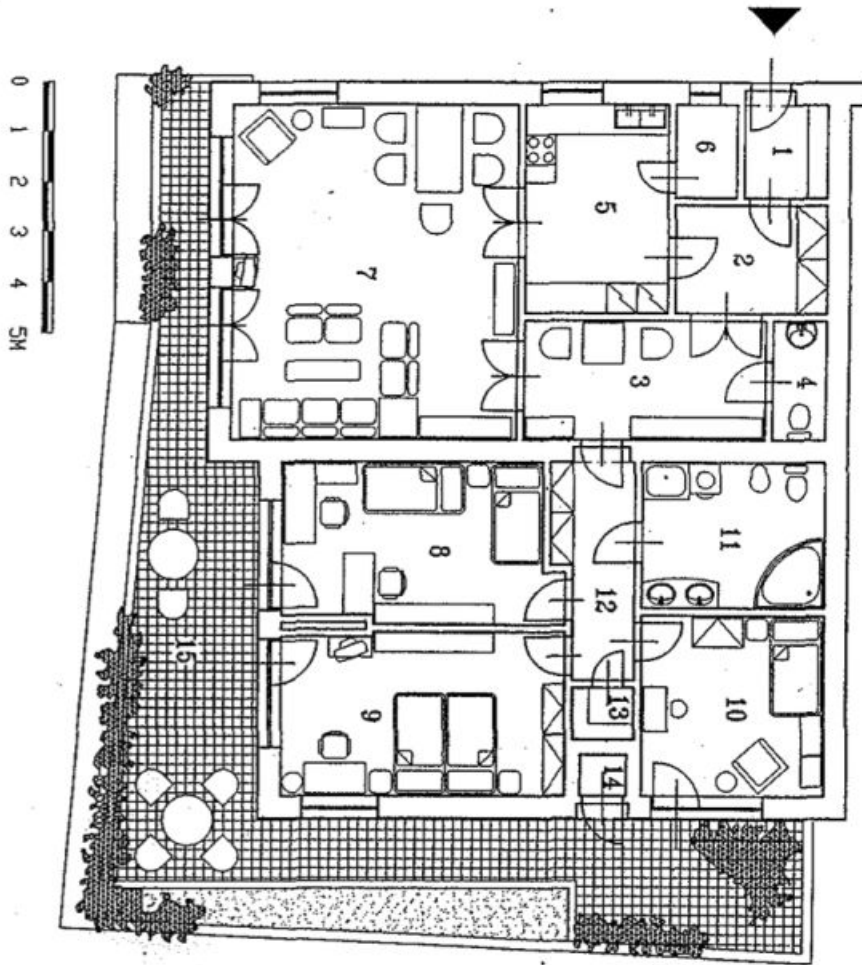
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+1)

€ 654 632 | CZK 16 500 000

141.8 m², Prague 10, Záběhlice, K Chaloupkám



LEGENDA :

1.	ZÁHŘEVÍ	3,00 m ²
2.	PRŮSTŘÍH	6,40 m ²
3.	HLA	11,39 m ²
4.	VC	2,50 m ²
5.	KUCHYŇ	11,69 m ²
6.	SPŮZ	2,20 m ²
7.	OBÝVACÍ PROSTŘEDÍ	37,49 m ²
8.	LODŽIE	17,00 m ²
9.	LODŽIE	18,40 m ²
10.	LODŽIE	13,20 m ²
11.	KLOUBNA	11,50 m ²
12.	OKOUBNA - SANITA	6,50 m ²
13.	KLOUBNA	1,30 m ²
14.	KLOUBNA	0,80 m ²
15.	TERASA	14,00 m ²
	CELKEM :	141,80 m²
	CELKEM :	57,20 m²
	CELKEM :	199,10 m²



Apartment Three-bedroom (4+1)

€ 654 632 | CZK 16 500 000

141.8 m², Prague 10, Záběhlice, K Chaloupkám

