



Apartment Four-bedroom (5+kk)

Sold

130 m², Prague 10, Záběhlice, Hyacintová





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Total area	165 m ²
Floor area*	130 m ²
Terrace	35 m ²
Parking	800 000 CZK
Cellar	8 m ²
PENB	C
Reference number	104731

This spacious modern apartment with designer interior elements and two terraces providing open views of the wide surroundings is located in a cascading building with a reception and a garage. The apartment building is set in Prague 10 - Záběhlice, on a cul-de-sac not far from the Hamerský Pond.

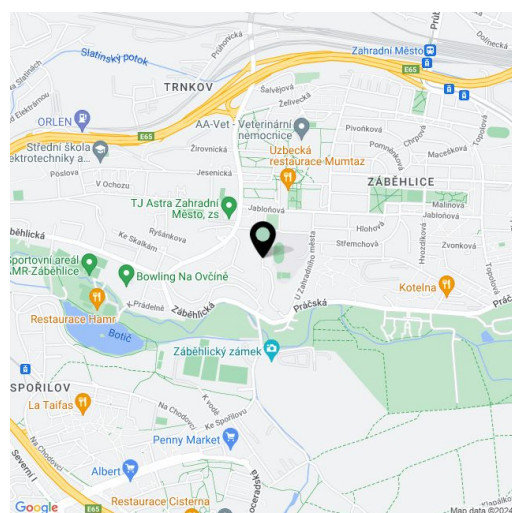
The apartment, also suitable for a large family, consists of a social area, consisting of a living room with an adjoining kitchen and a sunny study, and a private zone containing 3 bedrooms and a main bathroom (with a bathtub, walk-in shower, double sink, and a niche for a washing machine and dryer). There is also an entrance hall, a bathroom (shower, toilet) and a hallway serving as a **walk-in wardrobe**. In the living room is an entrance to a **large southwest terrace**, and from one bedroom you can enter **the other, smaller terrace**.

The interior was **completely renovated** in 2014. The layout change and built-in furniture were designed by an **architectural studio**, and other furniture is from **Richter interiors**. The floors are vinyl, all windows have interior blinds and remote-controlled **exterior blinds**, and the terraces can be shaded with an awning. **Sapeli** rebateless interior doors have **M&T** fittings; the entrance doors are security. The kitchen is fully equipped with built-in appliances (the hob is **induction** and the hood has external exhaust). The purchase price includes a **large cellar and a garage parking space**, and the **reception** is available to the building's residents.

Literally a few steps away is a kindergarten and an elementary school, a health clinic, a grocery store, and a sports complex, and the **Vivo! Hostivař** shopping center is also nearby. Transport connections are provided by buses, which can take you, for example, to the Skalka metro station, and by car you can easily reach the South connecting road or the D1 highway. The surrounding area offers several options for spending time outdoors—the **Hamerský Pond**, the **Botič Stream**, **Toulcův dvůr** or the **Hostivař dam**.

Floor area 129.5 m², terrace 35 m².

Potential possibility of taking over a mortgage loan at an interest rate of 2.39% p.a.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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Nový stav, var.3

Tabulka místností - nový stav var.3		
Č.	Jméno místnosti	Plocha
N.01	Vstupní hala	5,18
N.02	WC	3,12
N.03	Obývací pokoj	33,51
N.04	Kuchyň	10,26
N.05	Pracovna (Pokoj pro hosty)	9,54
N.06	Hala	10,74
N.07	Koupelna	8,16
N.08	Terasa	14,75
N.09	Dětský pokoj	16,10
N.10	Ložnice manželů	18,28
		129,64 m²

