



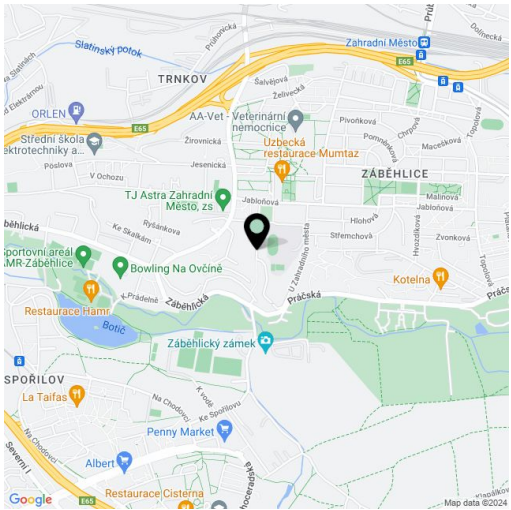
## Apartment Four-bedroom (5+kk)

€ 710 458 | CZK 17 900 000

130 m², Prague 10, Záběhlice, Hyacintová



Total area	165 m²
Floor area*	130 m²
Terrace	35 m²
Parking	Yes
Cellar	8 m²
PENB	C
Reference number	104731



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

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.





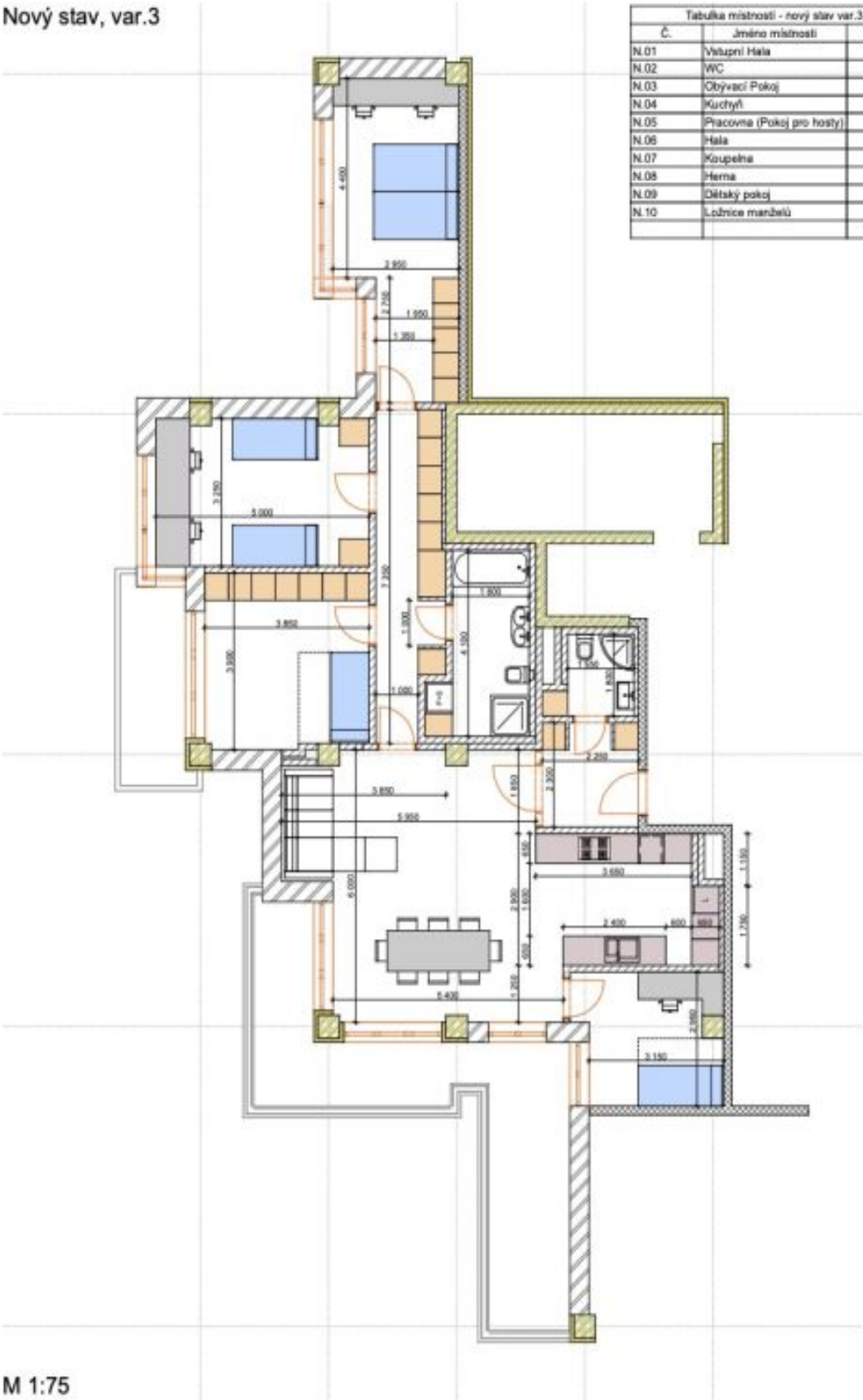
Apartment Four-bedroom (5+kk)

€ 710 458 | CZK 17 900 000

130 m², Prague 10, Záběhlice, Hyacintová

Nový stav, var.3

Tabulka místností - nový stav var.3		
Č.	Jméno místnosti	Plocha
N.01	Vstupní Halla	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	Herna	14,75
N.09	Dětský pokoj	16,10
N.10	Lodnice manželů	18,28
		129,64 m²



M 1:75