



## Apartment One-bedroom (2+kk)

€ 348 397 | CZK 8 750 000

59 m<sup>2</sup>, Prague 10, Záběhlice, Harlacherova





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Total area	63 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	C
Reference number	106275

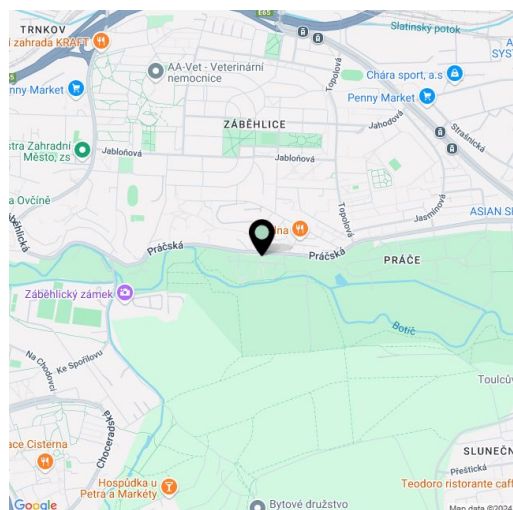
**This east-facing apartment with a garage parking space, a cellar, and a loggia, offering nice views of the wooded meanders of a major Prague stream is located on the 3rd floor of a brick building with an elevator, which is part of the "Kaskády u Botiče" residential project.**

The unit consists of a living room with a fully equipped kitchen, a bedroom, a bathroom with a bathtub, a separate toilet, a storage room, and a hallway with a built-in wardrobe. **The loggia** is accessible from both living rooms. The apartment includes **a garage parking space** and a cellar, both located in the basement of the building.

The standard of the apartment includes large windows with **exterior blinds**, laminate floating floors in the living rooms, tiles in the bathroom and hallway, and a kitchen equipped with **built-in appliances**. The heating is central, and the heat is distributed throughout the apartment by radiators.

The **Záběhlice** district is surrounded by greenery and stands out for its perfect civic amenities, which include playgrounds, an elementary and kindergarten school, shops, a shopping center, and a health center. Nature lovers will appreciate walks to **Hamerský Pond** or along the **Botič basin**, to Toulcův dvůr or to the Hostivař Dam, active individuals will feel at home in the **Hamr sports complex**. Excellent transport accessibility is provided by buses, with a stop on the perpendicular street, and the ride to the **Skalka metro** takes 7 minutes. Drivers can use the nearby access to the South Junction and the D1 highway.

Floor area 59.29 m<sup>2</sup>, loggia 3.86 m<sup>2</sup>, cellar 5.35 m<sup>2</sup>.



\* 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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