



Apartment One-bedroom (2+kk)

€ 346 878 | CZK 8 750 000

59 m², Prague 10, Záběhlice, Harlacherova





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Total area	63 m ²
Floor area*	59 m ²
Loggia	4 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	5 m ²
PENB	G
Reference number	106275

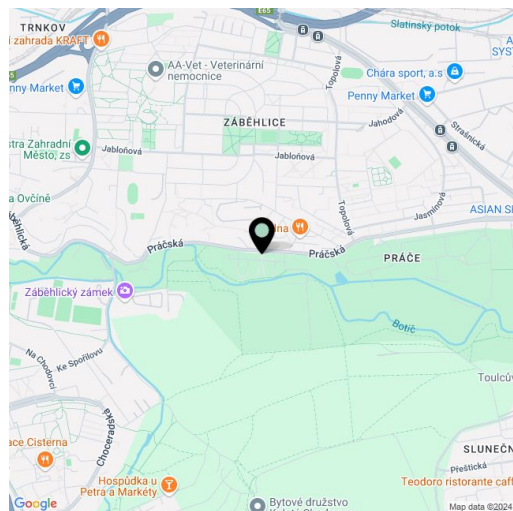
This east-facing apartment with a garage parking space, a cellar, and a loggia, offering nice views of the wooded meanders of a major Prague stream is located on the 3rd floor of a brick building with an elevator, which is part of the "Kaskády u Botiče" residential project.

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 m², loggia 3.86 m², cellar 5.35 m².



* 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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