



Apartment Two-bedroom (3+1)

€ 576 083 | CZK 14 500 000

97 m², Prague 10, Záběhlice, Hyacintová





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Total area	109 m ²
Floor area*	97 m ²
Terrace	12 m ²
Parking	Yes
Garage	Yes
Cellar	5 m ²
PENB	C
Reference number	106532

This spacious family apartment with a terrace, two parking spaces, and a storage unit is located on the 4th floor of a modern residential building with an elevator, situated in a quiet residential part of Záběhllice, Prague 10. Within walking distance, there are schools, shops, restaurants, playgrounds, and also the Hostivař-Záběhllice Nature Park, which offers a beautiful walk along the Botič Stream and around Hamr Pond with its historic fortress.

The unit consists of a bright living room, a kitchen, two bedrooms, a bathroom, a separate toilet, a storage room, and a hallway. All living spaces face west and have access to a **terrace**, which offers beautiful **views of greenery** and the surrounding area. The apartment includes **2 garage parking spaces and 2 cellars**.

Apartment standards feature plastic windows, floating laminate floors, 4th-grade security entrance doors, and a kitchen equipped with **quality appliances**. It is being sold partially furnished. Heating is provided by a central boiler located in the building's basement.

Záběhllice offers complete civic amenities, including several restaurants and shops, a polyclinic, kindergartens, elementary schools, and many playgrounds. For active recreation, there is the **Hamr sports complex** (18 tennis courts, beach volleyball, squash, table tennis), or you can enjoy the nature in the Hostivař-Záběhllice park, a bike path, or the **Hamr Pond**. A bus stop is just a 2-minute walk from the building, ensuring quick and convenient transport to the city center.

Floor area 96.6 m², terrace: 12.17 m², storage rooms: 3.36 m² and 1.9 m².

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

