



## Apartment Three-bedroom (4+1)

Sold

163 m<sup>2</sup>, Prague 10, Záběhlice, Mattioliho





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Total area	313 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Terrace	150 m <sup>2</sup>
Parking	2 parking spaces in underground garage
Garage	Yes
Cellar	Yes
Service price	5 600 CZK monthly
PENB	G
Reference number	20699

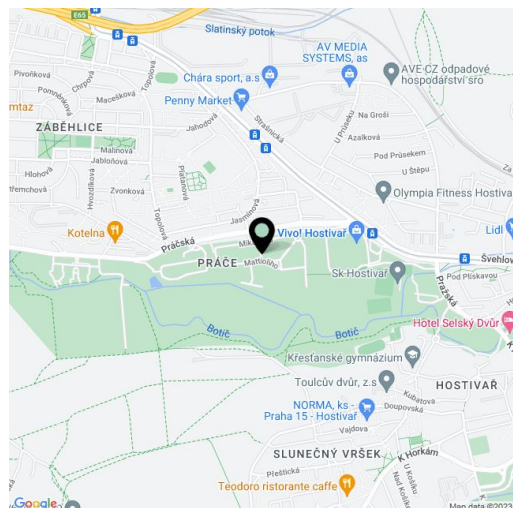
**High quality equipped apartment after a costly reconstruction, with a balcony, a spacious terrace offering views of the far surroundings, and 2 parking spaces in the underground garage. Situated on the 5th floor of a new building located on the edge of a large park, only a few minutes' walk from shops/cinema in the OC Park Hostivař shopping mall.**

The apartment is entered through a central hallway which has access to all rooms. The door on the left leads into the spacious east-facing bedroom with en-suite bathroom (bathtub, toilet), the door on the right leads to 2 west-facing bedrooms with a shared walk-in wardrobe and bathroom (shower, toilet). The dominant feature of the apartment is an open **south-facing living room** with kitchen, dining area and sliding large format windows, connected to the hall. All rooms have access to the terrace or balcony.

The interior was designed by **Studio pha**, under the leadership of duo Šesták-Deyl. The flat is equipped to a high standard with **large format stone tiles, oiled walnut parquet floors** and Wenge veneer panelling. Large wood windows are equipped with exterior shutters, patio and balcony are shaded with awnings, all with central controlled time switch. The modern kitchen is fully fitted with **Whirlpool** appliances, bathrooms have heated floors, living room has sunken underfloor heating. Plenty of built-in storage space, security system, intercom, security entrance door covered with sheet metal. The purchase price includes **1 closed and 1 open parking space in the underground garage, 2 cellars**. Possibility to purchase atypical custom-made furniture.

Quiet location in the vicinity of large green areas, with complete amenities and good transport links to the center. Bus stop with a connection to Skalka metro station is located 2 minutes from the house on foot.

Interior 163 m<sup>2</sup>, terrace 144 m<sup>2</sup>, balcony 6 m<sup>2</sup>, cellars 6 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.





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