



## Apartment Three-bedroom (4+kk)

Sold

137 m<sup>2</sup>, Prague 10, Záběhlice, K Chaloupkám







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|                  |                         |
|------------------|-------------------------|
| Total area       | 157 m²                  |
| Floor area*      | 137 m²                  |
| Terrace          | 20 m²                   |
| Parking          | 2 garage parking spaces |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| PENB             | G                       |
| Reference number | 26359                   |

**Spacious apartment boasting a terrace, located on the third floor of an attractive terraced house. It offers all the advantages of apartment building living and yet offers an abundance of privacy at the same time: There are two apartments situated in a story, with only one shared wall.**

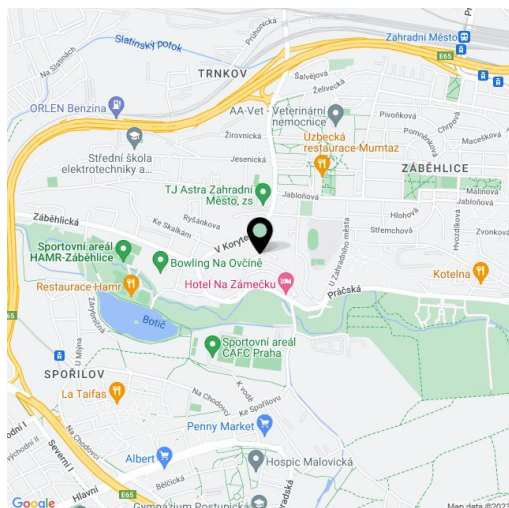
Sunlight from the terrace next to the living room penetrates through a wide glass door all the way into an entry hall. From the hall there is an entry to a separate toilet and to a **guest room with an en-suite bathroom incl. a toilet**. The hall opens into a corridor with access to a technical room, a child's bedroom, the main bathroom and a **bedroom with a French window**. The living room, a kitchenette and a dining room offer generous space. On the terrace there is enough space for a big sofa and a flower bed.

The whole apartment has been thoughtfully renovated - with smooth **high-pressure laminate floating floors**, impregnated surfaces (that normally see the most wear and tear), **floor heating in bathrooms**, (thanks to that and additional electric heating you can heat up the floor in the main bathroom anytime), convector recessed into the floor in the living room, radiators, doors **with concealed hinges**, walls featuring **design wallpaper**.

**The apartment is sold with equipment:** Italian lamps for example, a cabinet in the entry hall or wine racks in the kitchen made to measure. The kitchen is equipped with an extra **large refrigerator** and a **separate freezer**, a granite sink, efficient hood, **cooling wine cabinet**, a durable ceramic working desk, and a rectangular stove & oven by **Siemens**. **Two parking spots** belong to the apartment.

The house is situated in the **calm district of Záběhlice** with troublefree exits from Prague. Close to a bus stop, and five minutes to the **Strašnická metro station (Line A)**. There is a kindergarten nearby, accessible via a sidewalk on the same side of the street; you can also find a primary school, health center, and a shopping center. The area also provides plenty of opportunities for **sports**.

Interior 137 m², terrace 20 m².



\* 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.