



## Apartment Three-bedroom (4+1)

€ 650 759 | CZK 16 500 000

141.8 m<sup>2</sup>, Praha 10, Záběhlice, K Chaloupkám





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Total area	199 m <sup>2</sup>
Floor area*	142 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	1 m <sup>2</sup>
PENB	C
Reference number	34882

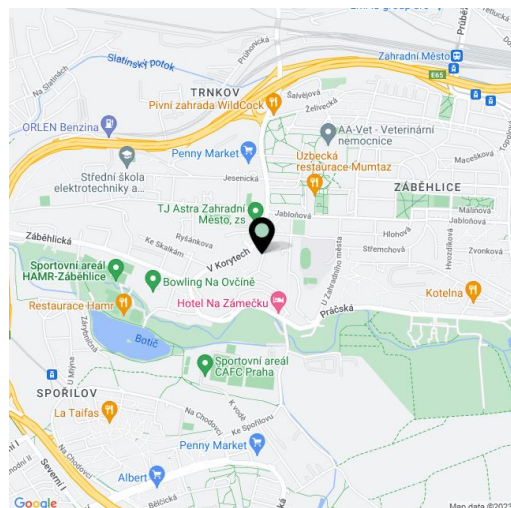
This spacious, airy apartment with a large terrace and views of the surrounding area is located on the 1st floor of a terraced apartment building with underground parking. The quiet neighborhood of Záběhlice has excellent civic amenities. Hamerský Pond and the Hostivař-Záběhlice nature park are a few steps away.

The layout consists of a living room, walk-in kitchen with a pantry, 3 bedrooms, a bathroom (bathtub, shower, 2 sinks, toilet), a dressing room, a hall, a guest toilet, and an entrance hall. The sunny, south-west facing corner terrace is accessible from all main rooms.

Facilities include wooden floors, security entry door, electric blinds, awning over a terrace, kitchen with Miele appliances, safe, built-in wardrobes and other storage space. The building has its own manager and electronic access. The unit comes with 1 garage parking place and a cellar.

Near the building is an elementary school (another kindergarten and elementary school are in the area), a health center, or a supermarket. Buses from the nearby stop provide connections to the Skalka, Želivského, and Roztyly metro stations and tram stops. By car, you can quickly reach the Southern Junction Road. Nearby is a popular sports complex by the Hamerský Pond, and in the vicinity there are hiking trails and bike paths, leading, for example, to the Toulcův Dvůr nature area or Hostivař Dam.

Floor area 141.8 m<sup>2</sup>, terrace 57.3 m<sup>2</sup>, cellar 1.41 m<sup>2</sup>.



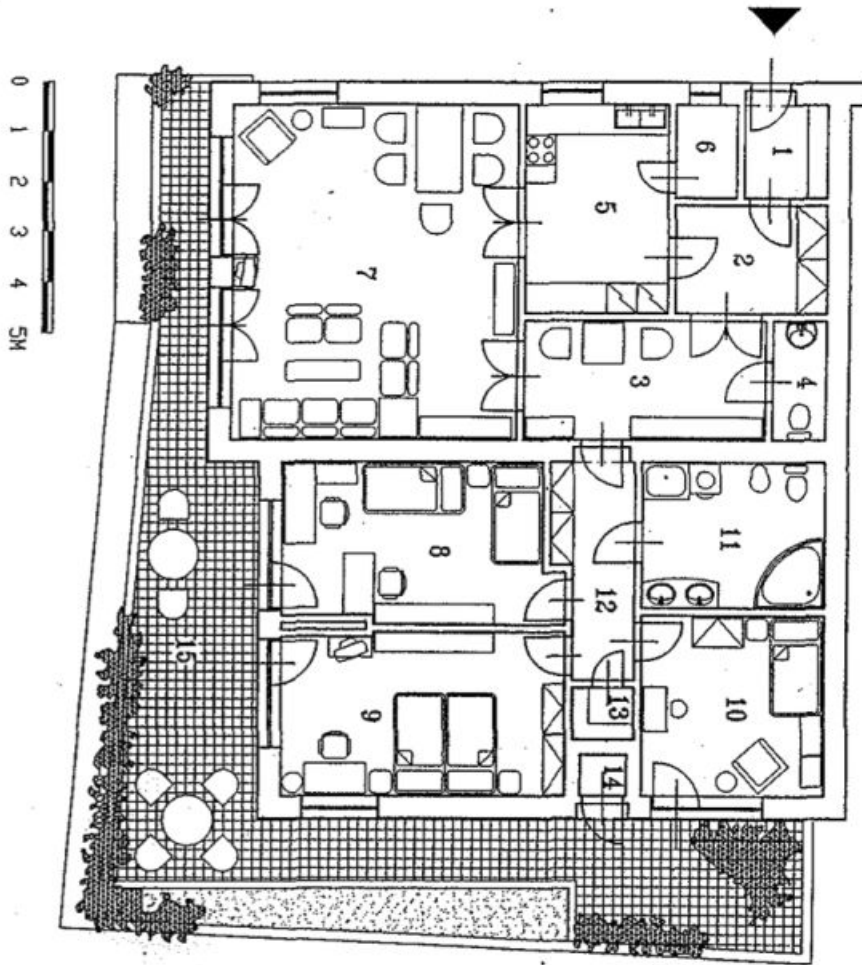
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**LEGENDA :**

1.	Zábrveň	3,00 m <sup>2</sup>
2.	Předsíň	6,40 m <sup>2</sup>
3.	HLA	11,39 m <sup>2</sup>
4.	VC	2,50 m <sup>2</sup>
5.	KUCHYŇ	10,69 m <sup>2</sup>
6.	SPŮŽ	2,20 m <sup>2</sup>
7.	OBYVACÍ POKOJ	37,49 m <sup>2</sup>
8.	LÓDŽIE	17,00 m <sup>2</sup>
9.	LÓDŽIE	18,40 m <sup>2</sup>
10.	KOUPELNA	13,20 m <sup>2</sup>
11.	KOUPELNA - SANITA	11,50 m <sup>2</sup>
12.	KOUPELNA	6,50 m <sup>2</sup>
13.	KOUPELNA	1,30 m <sup>2</sup>
14.	KOUPELNA	0,80 m <sup>2</sup>
15.	TERASA	14,00 m <sup>2</sup>
	<b>CELKEM :</b>	<b>140,80 m<sup>2</sup></b>
	<b>CELKEM :</b>	<b>57,20 m<sup>2</sup></b>
	<b>CELKEM :</b>	<b>199,10 m<sup>2</sup></b>



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