



## Apartment Three-bedroom (4+1)

€ 650 246 | 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

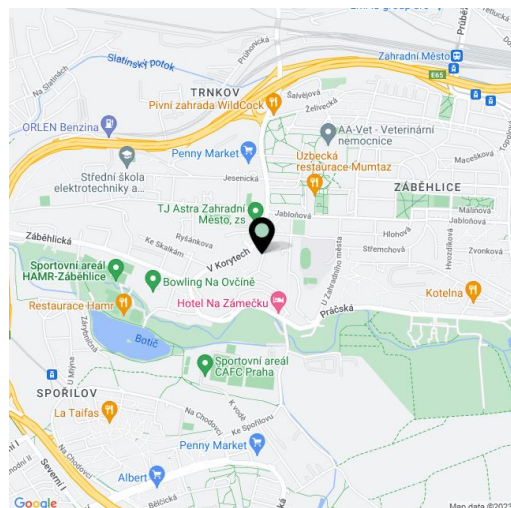
This spacious, airy apartment with a large terrace and views of the surrounding area is located on the 1st floor of a terraced apartment building with underground parking. The quiet neighborhood of Zabealice has excellent civic amenities. Within few steps are Hamerský Pond and the Hostivař-Záběhlice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

The layout consists of a living room, walk-in kitchen with pantry, 3 bedrooms, a bathroom (bath, 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 house 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 Skalka, Želivského and Roztyly metro stations and tram stops. By car, you can quickly reach the Southern Link. Nearby is a popular sports complex by the **Hamerský pond**, in the vicinity are hiking paths and bike trails, leading, for example, to the Toulcův dvůr natural 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>.



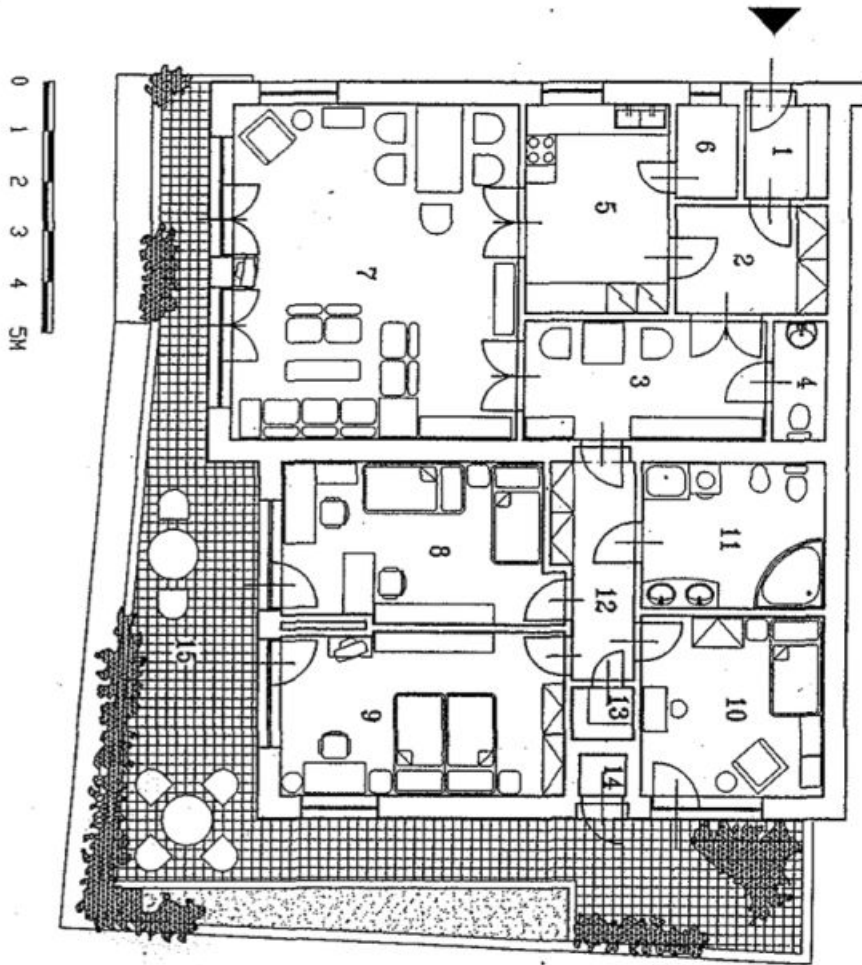
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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**LEGENDA :**

1.	ZÁBĚHLICE	3,00 m <sup>2</sup>
2.	PRÁČÍ	6,40 m <sup>2</sup>
3.	HLA	11,30 m <sup>2</sup>
4.	VC	2,50 m <sup>2</sup>
5.	KUCHYŇ	11,60 m <sup>2</sup>
6.	SPĚ	2,20 m <sup>2</sup>
7.	OBÝVACÍ PROSTŘEDÍ	37,40 m <sup>2</sup>
8.	LODŽIE	17,00 m <sup>2</sup>
9.	LODŽIE	18,40 m <sup>2</sup>
10.	KLOUBNA	13,20 m <sup>2</sup>
11.	KLOUBNA - SÁTKA	11,50 m <sup>2</sup>
12.	KLOUBNA	6,50 m <sup>2</sup>
13.	KLOUBNA	13,0 m <sup>2</sup>
14.	KLOUBNA	0,80 m <sup>2</sup>
15.	TERASA	14,00 m <sup>2</sup>
	<b>CELKEM :</b>	<b>141,80 m<sup>2</sup></b>
	<b>CELKEM :</b>	<b>57,20 m<sup>2</sup></b>
	<b>CELKEM :</b>	<b>199,00 m<sup>2</sup></b>



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