Apartment Two-bedroom (3+1)

€ 579 768 I CZK 14 500 000

97 m², Prague 10, Záběhlice, Hyacintová











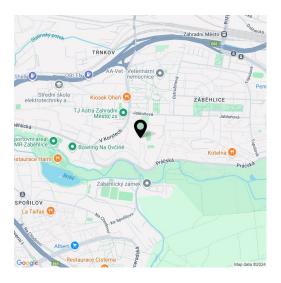
Brno



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Total area	109 m²
Floor area*	97 m²
Terrace	12 m²
Parking	Yes
Garage	Yes
Cellar	5 m²
PENB	С
Reference number	106532



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

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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 Záběhlice, Prague 10. Within walking distance, there are schools, shops, restaurants, playgrounds, and also the Hostivař-Záběhlice 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, 4thgrade 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.

Záběhlice 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-Záběhlice 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.