



Apartment One-bedroom (2+kk)

Rented

59 m², Prague 10, Záběhlice, Harlachova



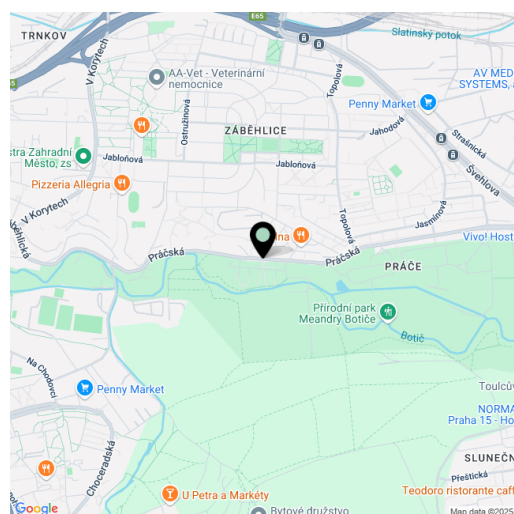


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Total area	63 m²
Floor area*	59 m²
Loggia	4 m²
Parking	Garage parking
Garage	Yes
Cellar	5 m²
Service price	Monthly deposit for services, water, and heating: CZK 4,700. Electricity is billed separately (transferred to the tenant).
PENB	C
Reference number	108821
Available from	Immediately



This bright east-facing apartment with an enclosed balcony offers nice views of the wooded meanders of the Botič Stream, situated on the 3rd floor of a building which is part of the "Kaskády u Botiče" residential project in a quiet area in Prague 10, within quick reach of the city center. The Záběhlice district is surrounded by greenery and provides great amenities, services, and sports facilities within walking distance. Nature lovers will appreciate walks to Hamerský Pond or along the Botič basin, to Toulcův dvůr or to the Hostivař Dam, active individuals will feel at home in the Hamr sports complex and the bike paths. Excellent transport accessibility is provided by buses, with a stop 100 m from the building, and the ride to the Skalka metro takes 7 minutes. Drivers can use the nearby access to the South Junction and the D1 highway.

The apartment consists of a living room with a fully fitted open plan kitchen, a bedroom, a bathroom with a bathtub, a separate toilet, a spacious storage room, and an entrance hall. The **enclosed balcony** is accessible from both main rooms.

Large windows with exterior blinds, wooden floating floors in the main rooms, tiles in the bathroom and entrance hall, central heating, dishwasher, induction stove top, microwave oven, large **cellar**, elevator, barrier free access. A **garage parking** space is included. The apartment is unfurnished.

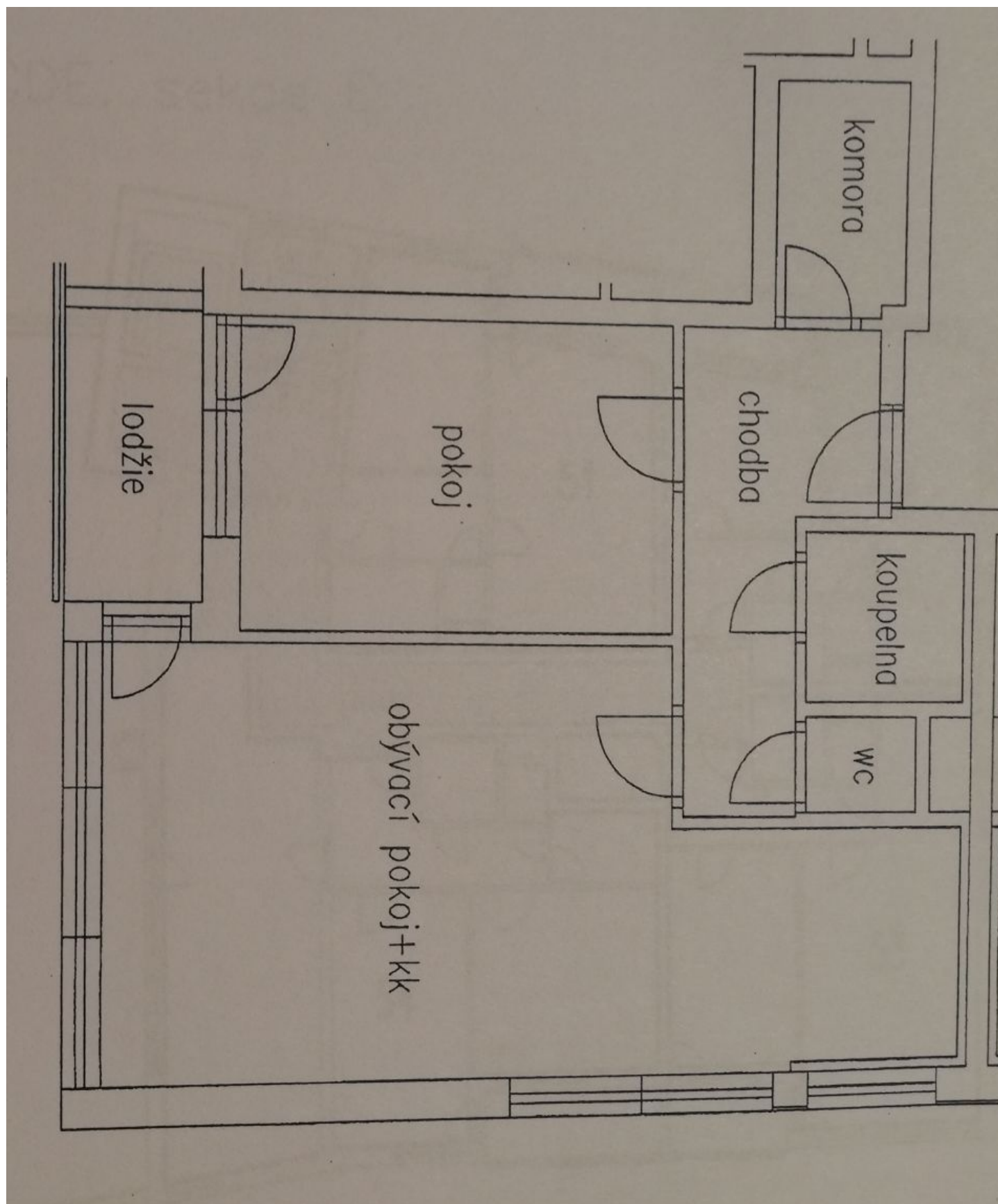
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

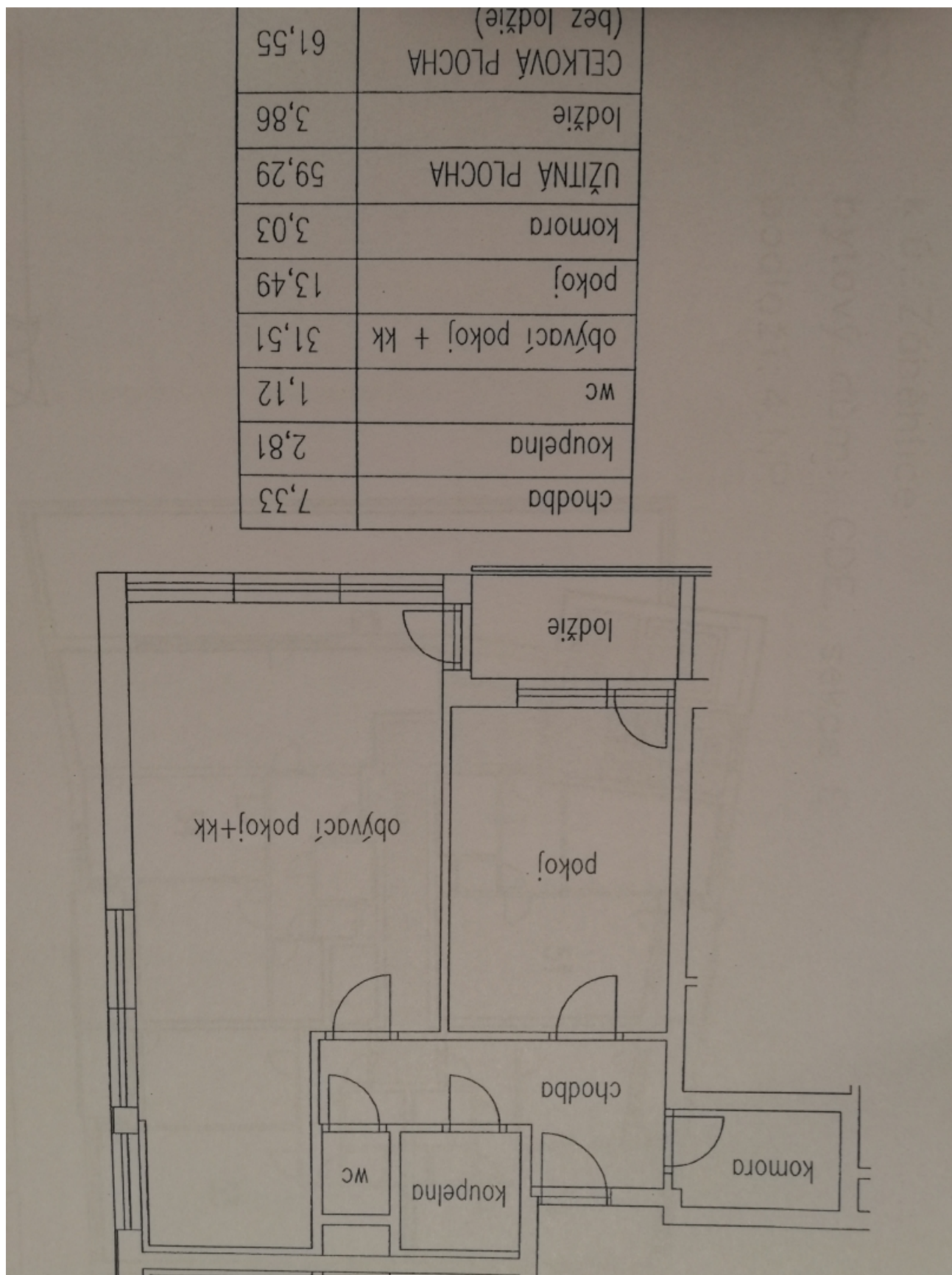


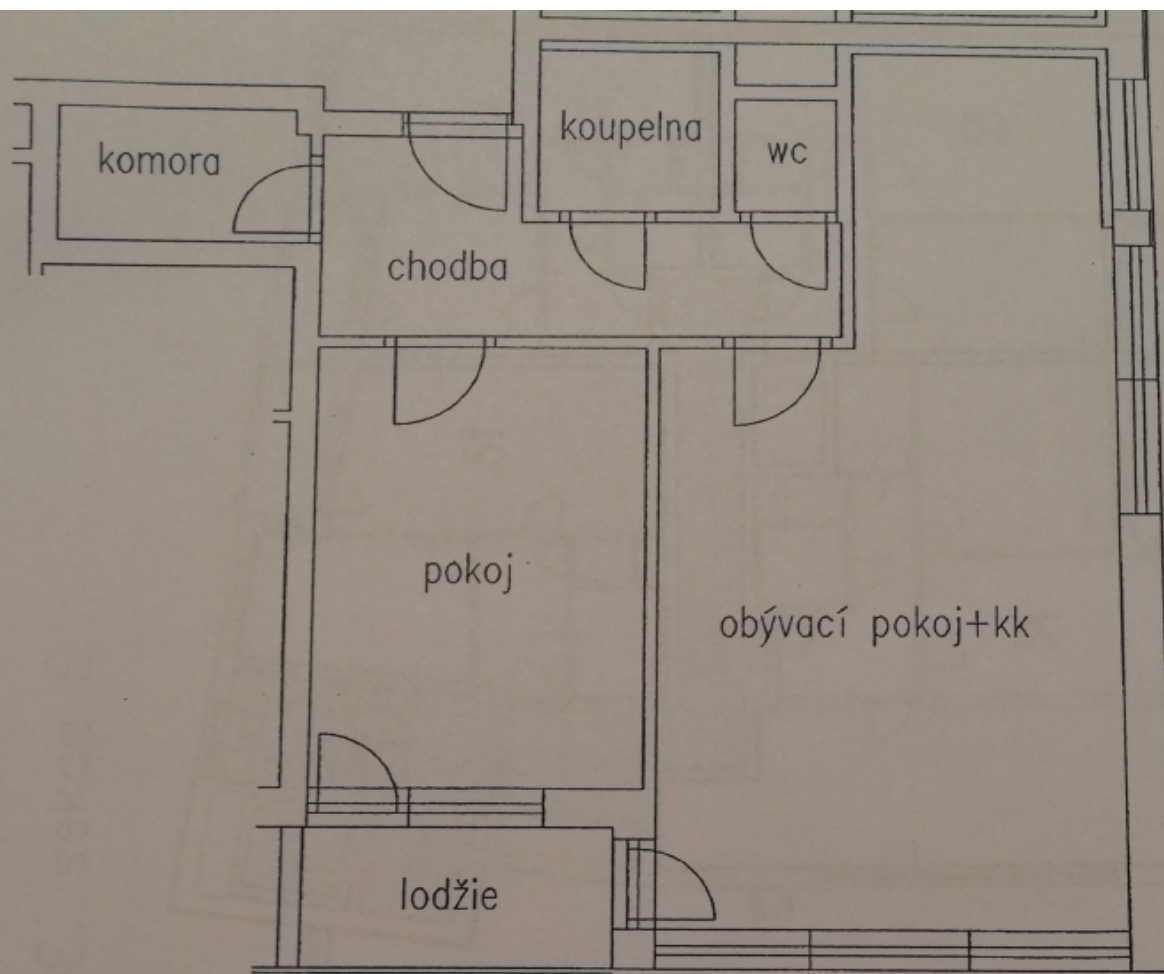
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chodba	7,33
koupelna	2,81
wc	1,12
obývací pokoj + kk	31,51
pokoj	13,49
komora	3,03
UŽITNÁ PLOCHA	59,29
lodžie	3,86
CELKOVÁ PLOCHA (bez lodžie)	61,55