



## Apartment Two-bedroom (3+kk)

Rented

100 m<sup>2</sup>, Prague 10, Záběhlice, Hyacintová





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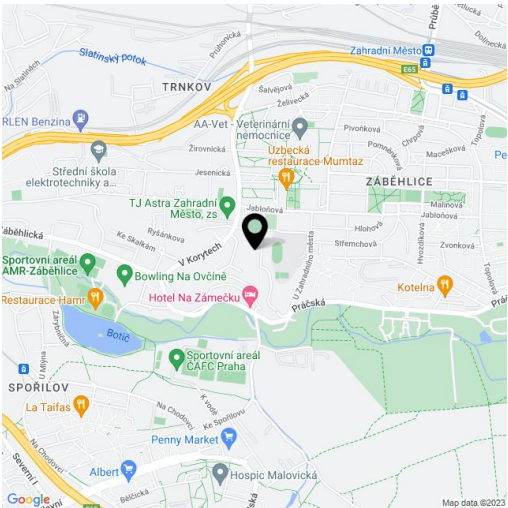
100 m², Prague 10, Záběhlice, Hyacintová

|                  |                 |
|------------------|-----------------|
| Total area       | 184 m²          |
| Floor area*      | 100 m²          |
| Terrace          | 84 m²           |
| Parking          | Garage parking. |
| Garage           | Yes             |
| Cellar           | -               |
| PENB             | C               |
| Reference number | 26477           |
| Available from   | Immediately     |

Boasting an 84 m² terrace and wonderful far reaching views, this is a furnished 2-bedroom flat on the fourth floor of a modern residential building featuring a reception area and underground parking. Situated in a quiet area of Záběhlice, Prague 10, and benefiting from good access downtown. The area offers excellent amenities, including kindergartens and elementary schools, a shopping mall, supermarkets and a health center, HAMR sports and entertainment complex and good access to bus stops and subway stations - Skalka (line A) and Roztyly (Line C).

The interior features two separate bedrooms, a comfortable living room with dining area and a fully fitted open kitchen, bathroom with bathtub and walk-in shower, a separate toilet, and entry hall. The terrace is accessible from all main rooms.

Solid wood parquet floors, carpets, security entry door, French windows, automatic outdoor blinds, fold out sofa, automatic awning, washer, dryer, dishwasher, wine cooler, combination oven, UPC cable. South and West oriented. One garage parking space included. One more space available at CZK 1500/month. Deposit for common building charges, water and heating around CZK 7000/month. Electricity is billed separately.



\* 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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Byt 38

