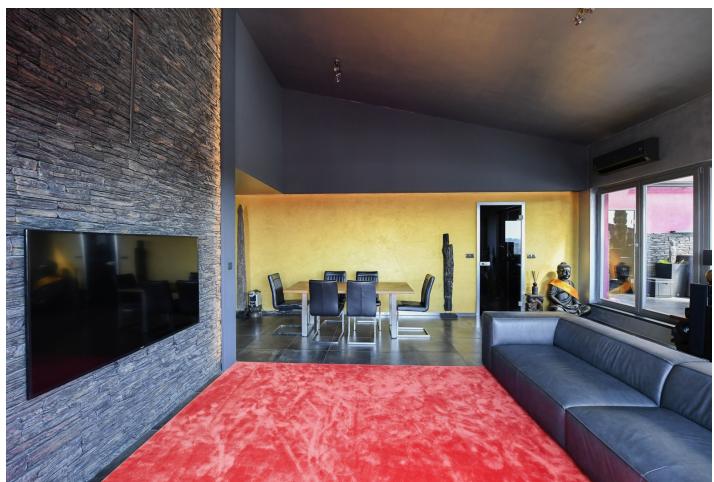




Apartment Two-bedroom (3+kk)

€ 1 088 743 | CZK 26 500 000

117 m², Prague 10, Záběhlice, Na Slatince



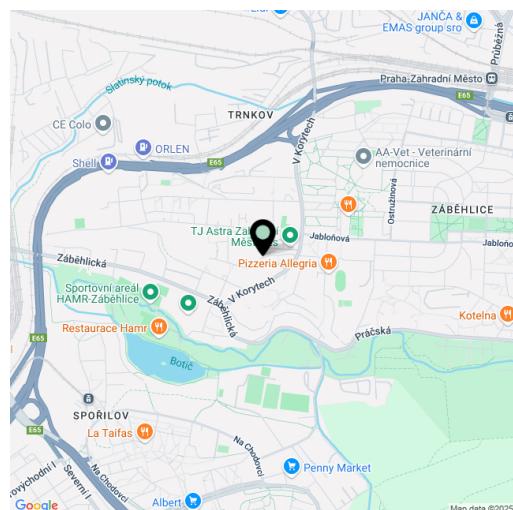


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Total area	280 m ²
Floor area*	117 m ²
Terrace	163 m ²
Parking	3 garage parking spaces
Garage	Yes
Cellar	-
PENB	B
Reference number	40997



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This spacious air-conditioned apartment with an almost 200 m² private terrace featuring a Jacuzzi is located on the top floor of a modern residential building with an elevator in Záběhlice. Enjoying a unique panoramic view of Prague and with an atypical ceiling height, the property has a distinctive character. It is being sold fully furnished, including 2 garage parking spaces.

The spacious living room with kitchen hook-ups is southwest-facing. The layout also includes 2 bedrooms, a walk-in closet, a bathroom with a bathtub, shower, and toilet, a separate toilet, a utility room, and an entrance hall. **The green rooftop terrace** is accessible from the main living area and is equipped with an **outdoor kitchen** with a grill, a bio-fireplace, a **hot tub**, and a seating area with an infrared heater. Part of the terrace is covered, allowing for comfortable use even during colder months.

The apartment features **wooden Euro windows** with double glazing and hardwood **oak floors** in the bedrooms, with large-format tiles in the other rooms. **Air-conditioning units** provide both cooling and heating, with **underfloor heating** in the bathroom. An integrated **audio system** provides sound throughout the apartment. The residential building, constructed in 2012, includes a central boiler room and an elevator.

The hilltop location offers **expansive views**. The area also boasts excellent civic amenities—schools, kindergartens, shops, a shopping center, café, restaurants, and a medical clinic—along with a wide range of leisure time options. These include the Hamr sports complex, walks to **Hamerský Pond** with its restaurant, hiking along the Botič Stream, or cycling all the way to the **Hostivař Reservoir**. The neighborhood is nicely connected by public bus lines and offers easy access by car via the nearby City Ring Road.

Floor area 117.1 m², terrace 163.1 m².



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