



Apartment Three-bedroom (4+kk)

€ 804 061 | CZK 19 800 000

128.72 m², Prague 10, Záběhlice, Před Skalkami I





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Total area	129 m²
Front garden	109 m²
Parking	Two parking spaces
Cellar	-
PENB	C
Reference number	107223

This new three-bedroom apartment is part of an attractive southwest-facing villa with a beautiful garden, located in a quiet area of Záběhlice. The apartment, spanning over 100 square meters, features its own terrace, front garden, and two parking spaces. It will be handed over in a completed state, while new owners have the opportunity to choose the final finishes and bathroom designs from the available options.

The layout of the ground-floor apartment consists of a living room with a kitchen and pantry, a master bedroom with an en-suite bathroom and walk-in closet, two additional bedrooms, a bathroom, a separate toilet, a storage room, and an entrance hall. All living areas have access to the terrace or direct entry into the garden. The apartment includes two outdoor parking spaces with a wallbox preparation and a large garden storage room. The villa contains only three apartments, each with a separate entrance to ensure maximum privacy for residents.

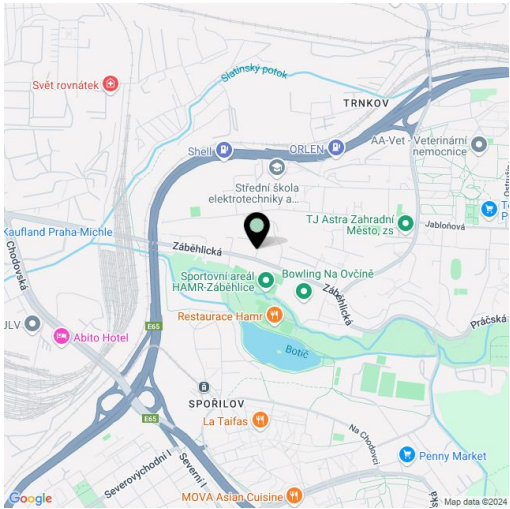
The apartment features wooden windows with triple-glazed insulation, as well as underfloor heating and air-conditioning. New owners can choose from several high-end bathroom and flooring options. A smart home system facilitates the control of thermostats, heating, the entrance barrier, and video intercom communication, with the option to add additional features. The apartment can also be handed over in a white box condition.

The Záběhlice district offers full civic amenities, including restaurants, shops, a medical center, a kindergarten, and an elementary school, along with numerous playgrounds. Sports enthusiasts will appreciate the large Hamr sports complex, which features 18 tennis courts, beach volleyball, squash, and table tennis. The nearby Hamr Pond is ideal for walks and bike trips. A bus stop just two minutes away on foot provides quick and convenient transport to the city center.

Floor area 128.72 m², front garden 109.02 m².

Planned completion: Q4 2025.

The presentation includes visualizations.



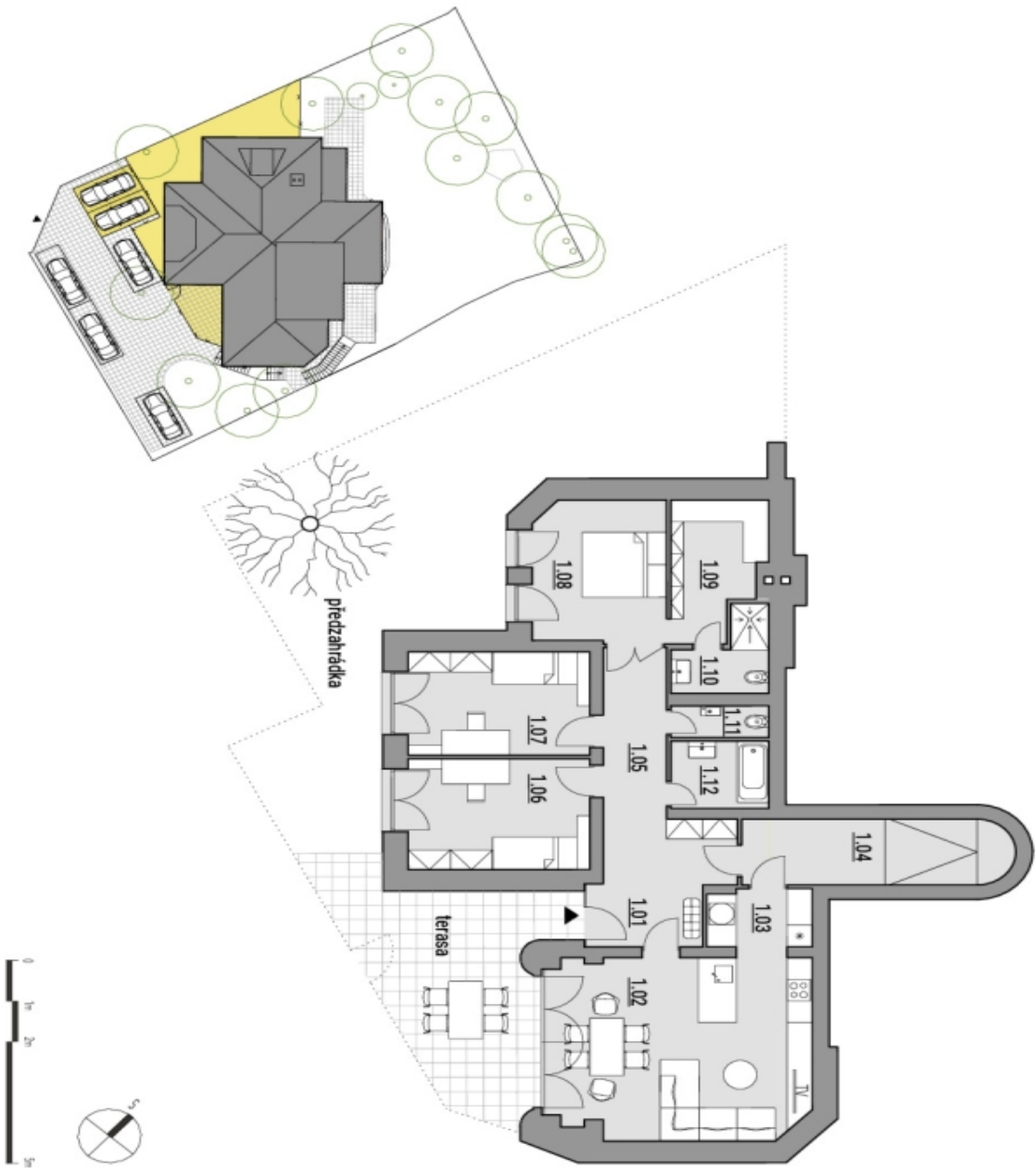
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Bytová jednotka č.1
Přízemí
s předzahrádkou
4 + kk

1.01	vstupní hala	9,82 m²
1.02	obývací pokoj + kk	29,45 m²
1.03	sklad	4,31 m²
1.04	sklad	11,52 m²
1.05	chodba	7,16 m²
1.06	pokoj	13,24 m²
1.07	pokoj	12,34 m²
1.08	pokoj	12,35 m²
1.09	šatna	7,73 m²
1.10	koupelna	3,98 m²
1.11	wc	2,04 m²
1.12	koupelna	4,34 m²
vnitřní stěny		10,44 m²
podlahová plocha		128,72 m²
terasa + předzahrádka		109,02 m²
parkovací stání		2 místa