



Apartment Four-bedroom (5+1)

171.33 m², Prague 10, Záběhlice, Před Skalkami I

€ 1 046 441 | CZK 25 800 000





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Total area	192 m²
Floor area*	171 m²
Balcony	20 m²
Front garden	388 m²
Parking	Two parking spaces
Cellar	-
PENB	C
Reference number	107224

This nearly 200-square-meter sunlit apartment occupies the entire 1st floor of a newly renovated villa in a quiet part of Záběhlice. The apartment features two balconies, a private garden with a terrace, and two parking spaces. It will be delivered in a completed state, allowing new owners to choose the final finishes and bathroom designs from available options.

This separate residential unit with a private entrance features windows facing all cardinal directions. Its layout includes a living room connected to a dining area and kitchen, a master bedroom with an en-suite bathroom and balcony, a walk-in closet, two additional bedrooms (one with access to a second balcony), a bathroom, a utility room, a hallway, and an entryway. The unit comes with two outdoor parking spaces, pre-wired for a wallbox. The villa consists of only three residential units.

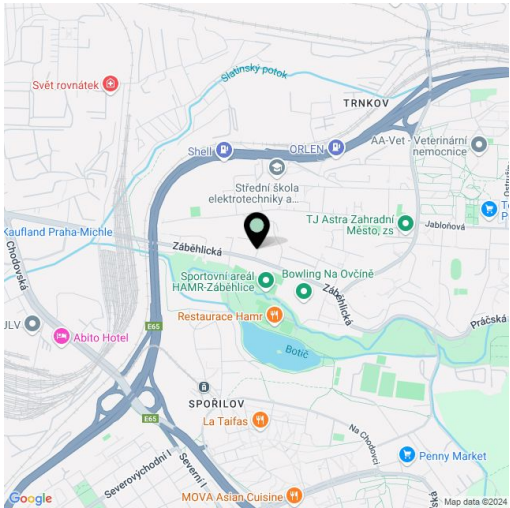
The apartment features wooden windows with triple-glazed insulation, complemented by exterior blinds on the south side, as well as underfloor heating, air-conditioning, and a fireplace. New owners can choose from several high-end bathroom and flooring options. A smart home system facilitates the control of exterior blinds, thermostats, heating, the entrance barrier, and video intercom communication, with the option to add additional features. The apartment can also be delivered 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 191.58 m² (of which balconies 9.73 m² and 10.52 m²), garden 388.16 m².

Planned completion: Q4 2025.

The presentation includes visualizations.



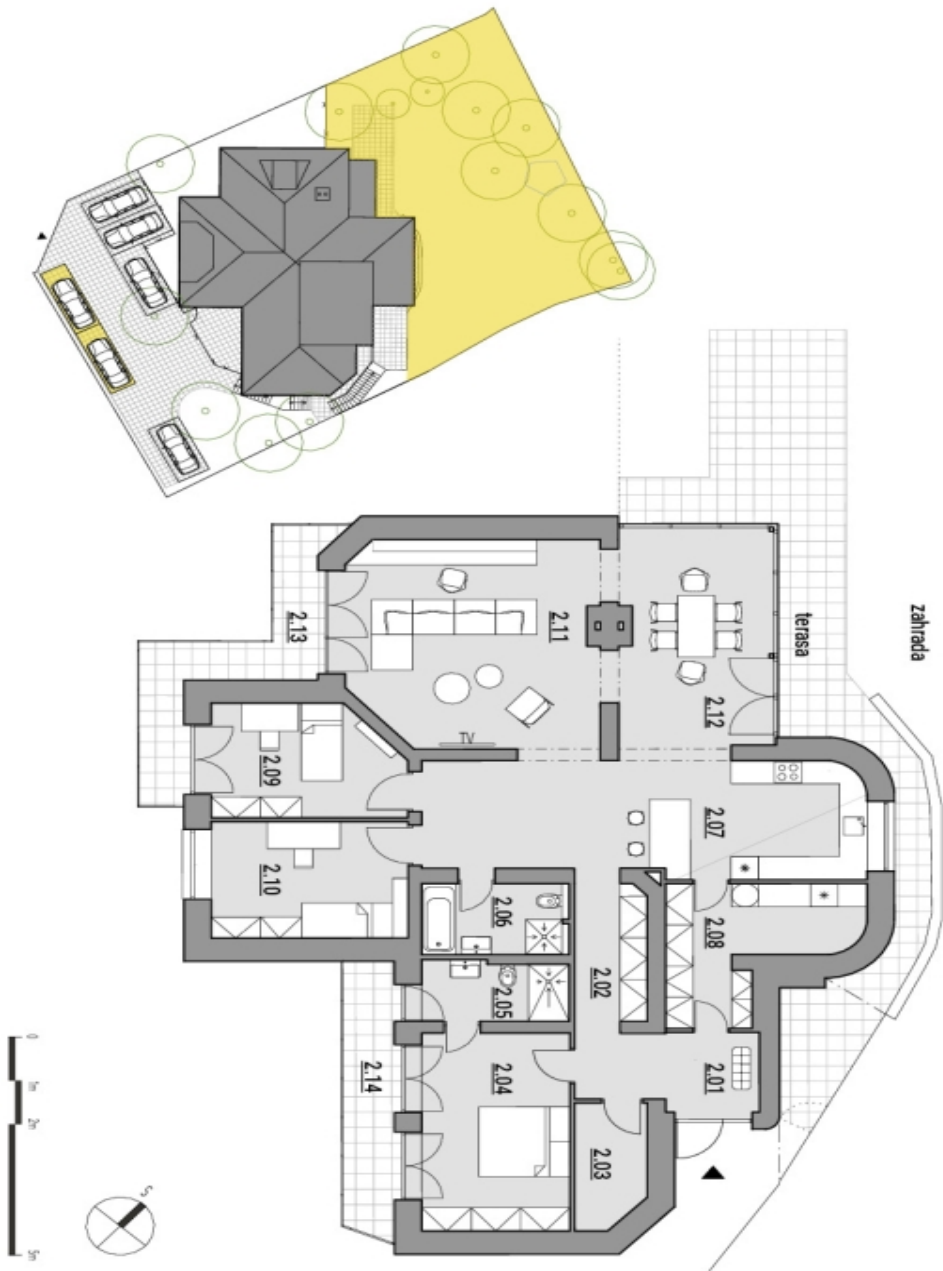
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Bytová jednotka č.2

První patro
se zahradou
5+1

2.01	zábřeží	4,20 m²
2.02	chodba	8,65 m²
2.03	šatna	4,90 m²
2.04	pokoј	16,50 m²
2.05	koupeřna	5,24 m²
2.06	koupeřna	5,85 m²
2.07	kuchyně	29,14 m²
2.08	tech. místnost + sklad	11,34 m²
2.09	pokoј	12,96 m²
2.10	pokoј	11,63 m²
2.11	obývací pokoј	28,54 m²
2.12	zimní zahrada / jřehna	18,82 m²
2.13	balkon	10,52 m²
2.14	balkon	9,73 m²
vnřitřní stěny		13,56 m²
podlahová plocha		191,58 m²
terasa + zahrada		388,16 m²
parkovací stání		2 místa