



## Apartment Three-bedroom (4+kk)

€ 880 115 | CZK 21 400 000

131.97 m², Prague 10, Záběhlice, Před Skalkami I





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Total area	165 m²
Floor area*	132 m²
Balcony	9 m²
Terrace	24 m²
Parking	Two parking spaces
Garage	Yes
Cellar	-
PENB	C
Reference number	107225

In a newly renovated villa situated in a peaceful part of Záběhlice, you will find this beautifully spacious and bright apartment with a balcony, terrace, and two parking spaces. The apartment will be handed over in the developer's standard.

The layout of the residential unit located on the 2nd floor consists of a large living room with a kitchen, pantry, and access to the balcony with an awning , a bedroom with an en-suite bathroom, 2 additional bedrooms, a bathroom, and a hallway accessible from the terrace via an exterior staircase. The apartment includes 2 parking spaces with a preparation for a wallbox. There are only 3 apartments in the villa, each with a separate entrance to ensure maximum privacy for residents.

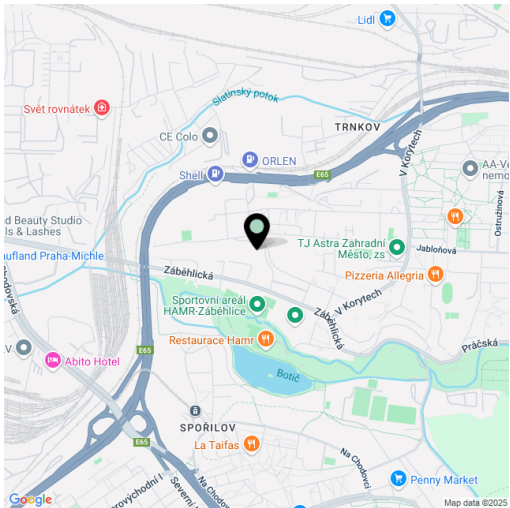
The apartment features wooden windows with triple-glazed insulation, underfloor heating and air conditioning, as well as upgraded bathroom fixtures and premium flooring finishes. A smart home system, electric control of exterior blinds on roof windows, thermostats, heating, the entrance barrier, and video intercom communication, with the option to add additional features.

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 164.92 m² (of which terrace 24.32 m² and balcony 8.63 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.

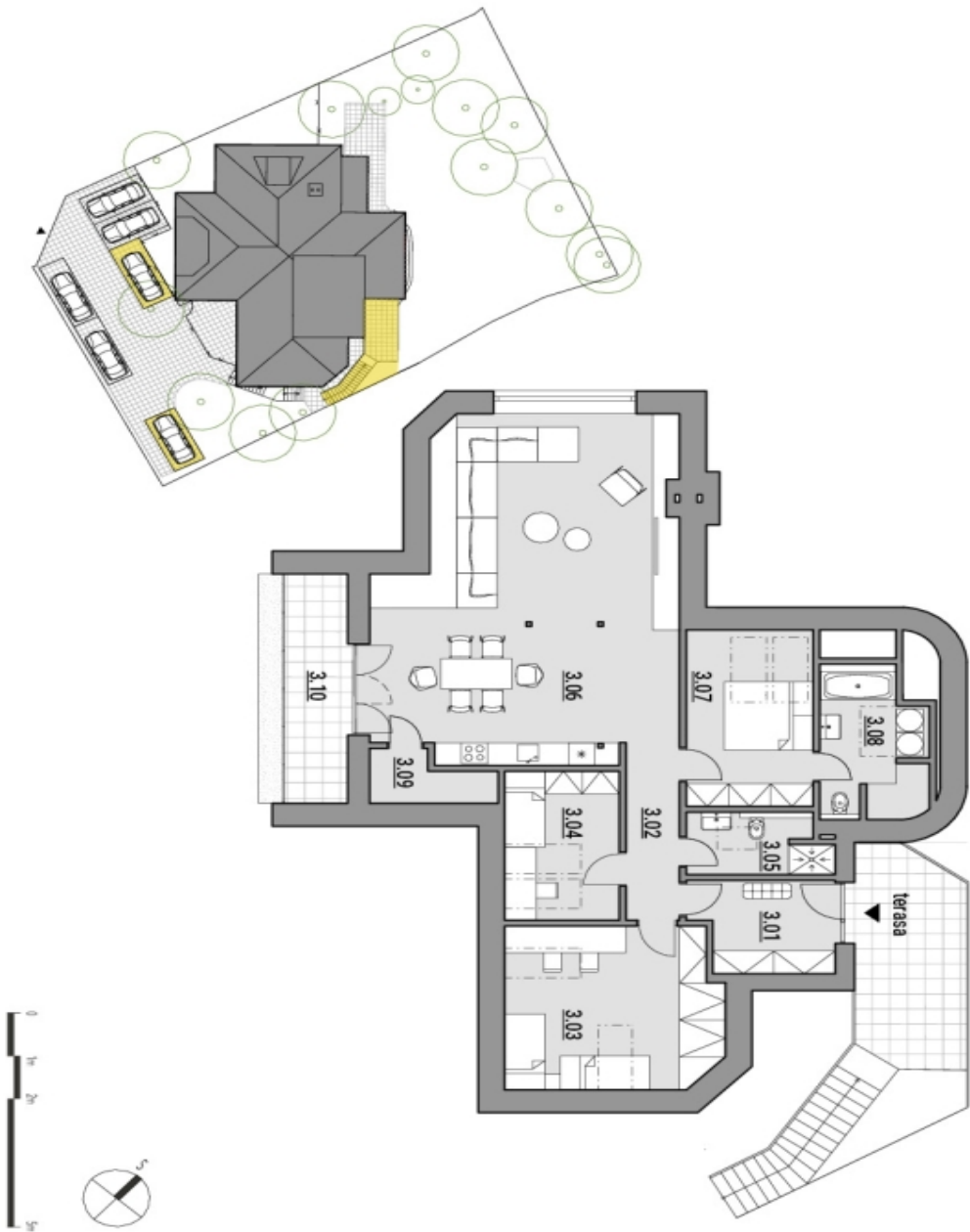




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Bytová jednotka č.3

Podkrovní  
s terasou

4 + kk

3.01	záběhří	7,32 m²
3.02	chodba	5,62 m²
3.03	pokoj	18,93 m²
3.04	pokoj	9,66 m²
3.05	koupelna	5,00 m²
3.06	obývací pokoj + kk	55,62 m²
3.07	pokoj	12,34 m²
3.08	tech. místnost + koupelna	7,60 m²
3.09	sklad	2,83 m²
3.10	balkon	8,63 m²
	vnitřní stěny	7,05 m²
podlahová plocha		140,60 m²
terasa + schodiště		24,32 m²
parkovací stání		2 místa