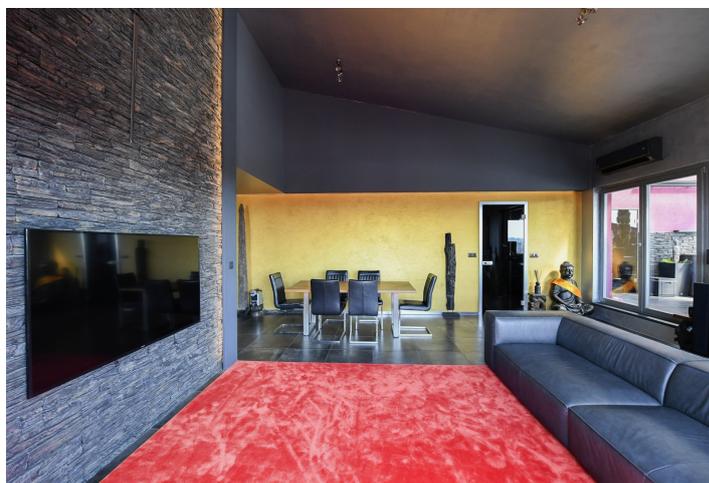
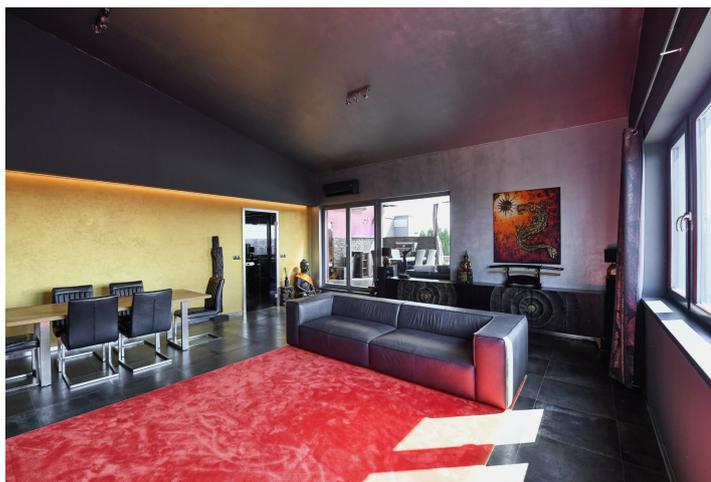




## Apartment Two-bedroom (3+kk)

€ 1 079 870 | CZK 26 500 000

117 m<sup>2</sup>, Prague 10, Záběhlice, Na Slatince





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

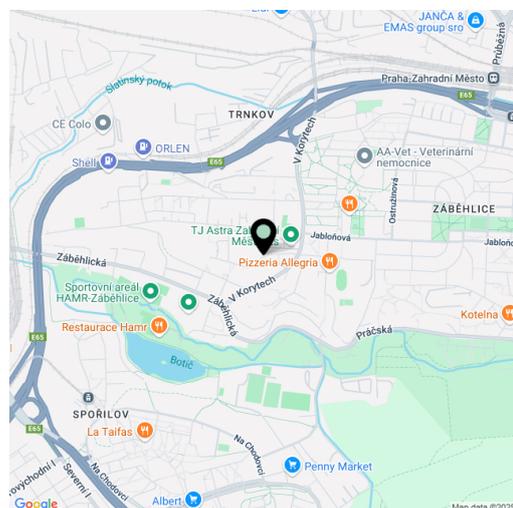
This spacious air-conditioned apartment with an almost 200 m<sup>2</sup> private terrace featuring a Jacuzzi is located on the top floor of a modern residential building with an elevator in Záběhllice. Enjoying a unique panoramic view of Prague and with an atypical ceiling height, the property has a 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 m<sup>2</sup>, terrace 163.1 m<sup>2</sup>.



\* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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