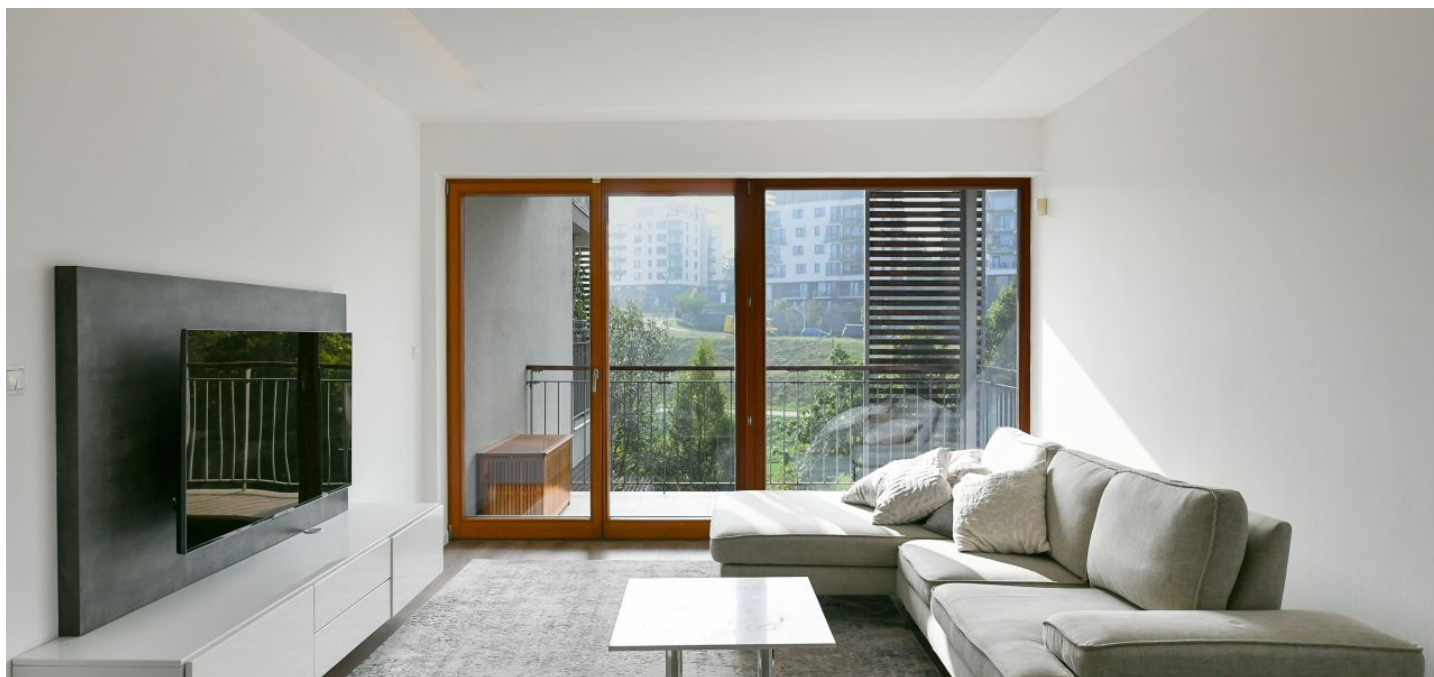




## Apartment Two-bedroom (3+kk)

Rented

84 m<sup>2</sup>, Prague 9, Hrdlořezy, Nad Smetankou





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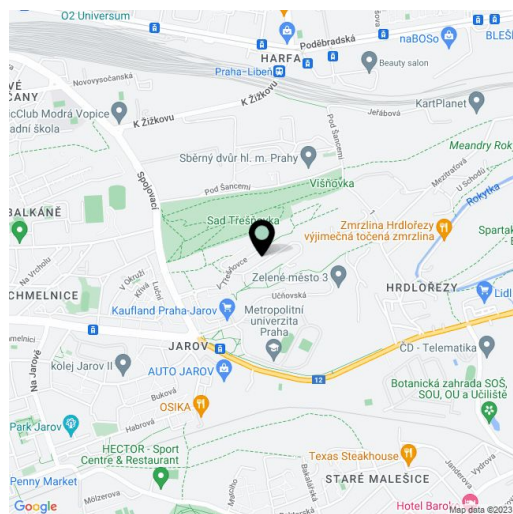
84 m<sup>2</sup>, Prague 9, Hrdlořezy, Nad Smetankou

Total area	95 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Front garden	128 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating approx. CZK 6,700. Electricity is paid separately - transferred to the tenant.
PENB	C
Reference number	102985
Available from	Immediately

This furnished apartment with a terrace and a front garden is situated on the ground floor of the contemporary Zelené město project, with a camera system, underground parking, and a park with children's playgrounds. Set in a green residential neighborhood on the border of Hrdlořezy and Žižkov, with quick tram and bus connections to the city center and the metro, with very good amenities in close vicinity (a two min. walk to trams and a Kaufland supermarket). The nearest metro station is Vysočanská (line B), which is 6 minutes away by bus. Within easy reach is Třešňovka Hill with a lookout point, Smetanka Park, the Malešice Forest, and the Pražáčka sports and recreation area with a swimming pool and tennis courts.

The apartment includes a living room with a fully fitted open plan kitchen and access to the terrace and garden, 2 bedrooms - one with a built-in wardrobe, a bathroom (bathtub, toilet), a utility room, a guest toilet, and an entrance hall. Both bedrooms also have access to the garden.

Vinyl floors, tiles, automatic exterior roller blinds, dishwasher, induction cooktop, microwave oven, alarm, lawn mower, garden house, cellar. Two garage parking spaces are included.



\* Size of the unit according to the Housing Act.

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