



## Apartment Two-bedroom (3+kk)

Rented

109.7 m<sup>2</sup>, Prague 9, Hrdlořezy, Učňovská





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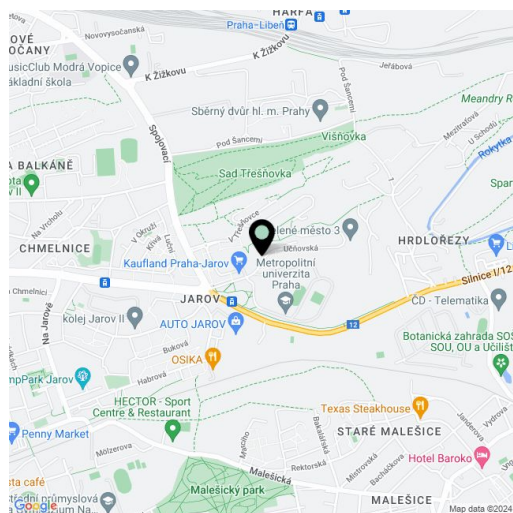
109.7 m², Prague 9, Hrdlořezy, Učňovská

Total area	134 m²
Floor area*	110 m²
Terrace	24 m²
Front garden	120 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water and heating CZK 6,000. Electricity is paid extra.
PENB	B
Reference number	103698
Available from	Immediately

This brand new unfurnished apartment with 2 bathrooms, a terrace, a garden, and beautiful views of the surrounding greenery 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 metro, and 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. Třešňovka Hill with a lookout point, Smetanka Park, the Malešice Forest, the Pražáčka sports and recreation area with a swimming pool and tennis courts are all nearby.

The interior features a spacious living room with a fully fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom (walk-in shower, toilet), a second bedroom, a family bathroom (bathtub, toilet), a utility room, and an entrance hall. All main rooms have access to the **terrace /garden**.

**Hardwood floors**, tiles, security entry door, built-in wardrobes in the bedrooms and hall, automatic exterior blinds, central heating, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**. A **garage parking** space is included (plus a half parking space e.g. for a motorcycle).



\* 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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NÁZEV MÍSTNOSTI	PLOCHA m <sup>2</sup>
01 PŘEDSÍŇ	11,4m <sup>2</sup>
02 KOKORNA	2,0m <sup>2</sup>
03 KOUPELNA+WC	6,2m <sup>2</sup>
04 LOŽNICE	14,2m <sup>2</sup>
05 KOUPELNA+WC	4,2m <sup>2</sup>
06 LOŽNICE	19,2m <sup>2</sup>
07 OBÝVACÍ POKOJ + KK	46,0m <sup>2</sup>
<b>MÍSTNOSTI CELKEM</b>	<b>103,2m<sup>2</sup></b>
08 TERASA	10,1m <sup>2</sup>
09 TERASA	14,0m <sup>2</sup>
10 PŘEDZAHŘÁDKA	119,9m <sup>2</sup>
	144,0m <sup>2</sup>
<b>PLOCHA CELKEM</b>	<b>247,2m<sup>2</sup></b>
<b>PODLAHOVÁ PLOCHA</b>	<b>109,7m<sup>2</sup></b>

