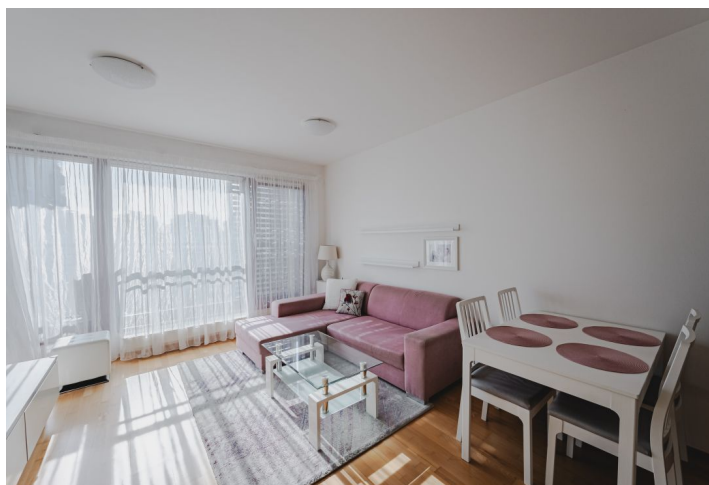




Apartment One-bedroom (2+kk)

€ 376 163 | CZK 9 500 000

55.14 m², Prague 9, Hrdlořezy, V Třešňovce





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€ 376 163 | CZK 9 500 000

55.14 m², Prague 9, Hrdlořezy, V Třešňovce

Total area	66 m ²
Floor area*	55 m ²
Terrace	11 m ²
Parking	Garage parking space
Garage	Yes
Cellar	3 m ²
PENB	D
Reference number	104300

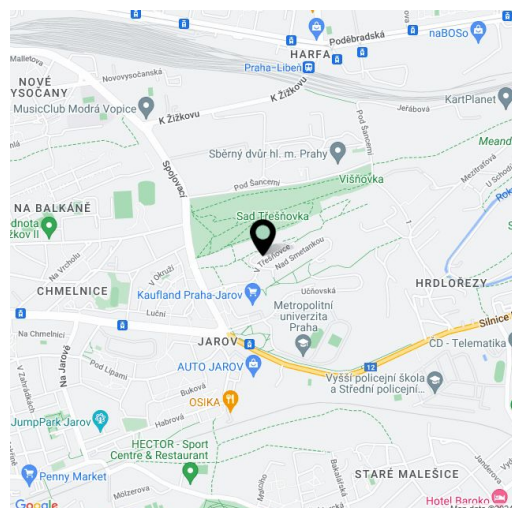
This bright apartment with a garage parking space and a terrace offering a nice view of the orchard is located in the Zelené město residence, nestled in a quiet area at the foot of wooded Třešňovka Hill. The place is within quick reach of a supermarket, schools, sports grounds, and public transport stops.

The apartment area is divided into a living room with a kitchen, 1 bedroom, a bathroom (with a bathtub, shower screen, 2 sinks), a separate toilet, a utility room (with a connection for a washing machine and dryer), and an entrance hall. All living rooms have access to a **covered terrace**. The apartment **pleasantly faces east and south**. Another advantage is that, although the entrance to the apartment is from the ground floor, the terrace and windows are at the level of the 1st floor.

Large **wooden Euro windows** let in enough daylight. Facilities include **oak parquet floors**, built-in wardrobes, security entrance doors, and a complete **Sykora kitchen with white appliances** including an induction hob. Heating is provided by the central house boiler room. The purchase price includes a **cellar and garage space accessible by elevator**.

The residential complex is located on the border of Prague 3 and 9, away from main roads and at the same time in an easily accessible place within reach of all services and parks. There is a supermarket a short distance away, as well as a post office, health clinic, shops, several kindergartens and elementary schools, an Art school, or the **Metropolitan University**. There is also a **sports hall**, Sokol center, **tennis courts**, and a **swimming pool** nearby. The Vysočanská or Želivského metro stations are a few minutes away by bus, and direct tram lines go to the city center. Adjacent **Třešňovka Park** offers the possibility of pleasant walks, and other green areas can be reached via a **bike path**.

Floor area 55.14 m², terrace 11.16 m², cellar 2.65 m².



* 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.



Apartment One-bedroom (2+kk)

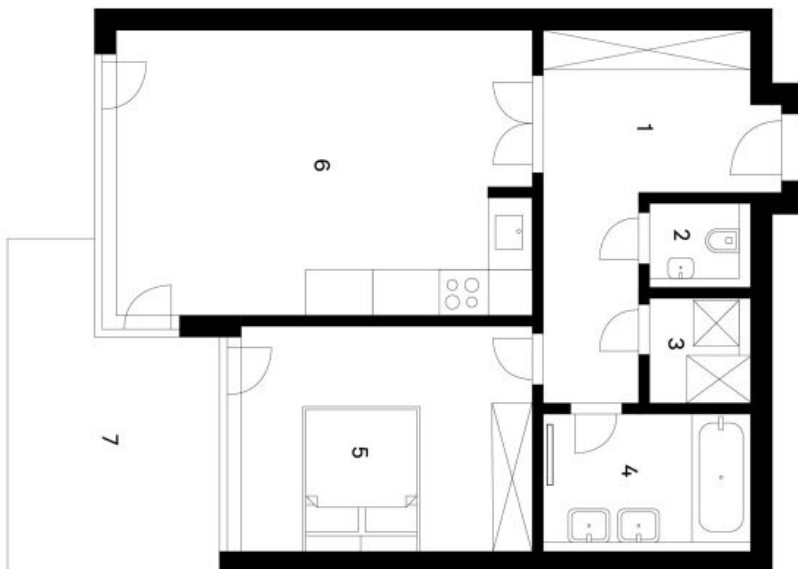
€ 376 163 | CZK 9 500 000

55.14 m², Prague 9, Hrdlořezy, V Třešňovce

V Třešňovce

Byt 2+kk

- 1 Předsiň
- 2 WC
- 3 Tech. místnost
- 4 Koupelna
- 5 Ložnice
- 6 Obývací pokoj + KK
- 7 Terasa



* Plánek je pouze ilustrativní