



## Apartment Two-bedroom (3+kk)

Rented

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





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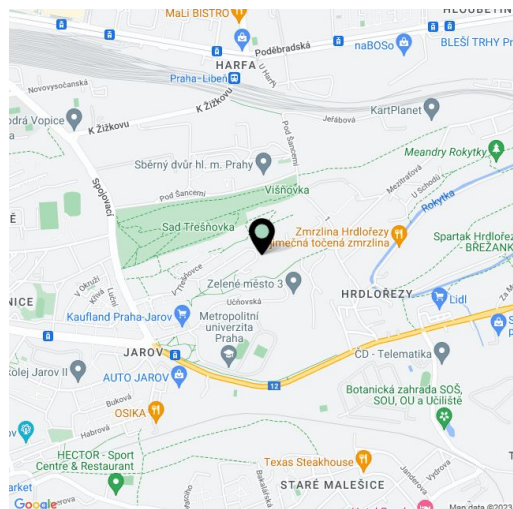
Total area	106 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	21330
Available from	Immediately

**Bright fully furnished 2-bedroom flat with a terrace and balcony (total of 14 m<sup>2</sup>), situated on the fourth floor of the recently built development Zelené město, with underground parking and a children's playground. Located on the border of Hrdlořezy, Prague 9 and Žižkov, Prague 3, with good amenities and tram and bus connections to the city center or metro - nearest metro station Palmovka.**

The interior includes two bedrooms with balcony access, living room with a fully fitted open kitchen and terrace access, bathroom (tub, walk-in shower, toilet), laundry closet, guest toilet with bidet shower, and entry hall with built-in wardrobes.

Green views, laminated and tile floors, security entry door, French windows, blinds, washing machine, dishwasher, coffee machine, TV, audio entry phone, 2.5 m<sup>2</sup> cellar, lift. One garage parking space included. Common building charges and deposit for utilities CZK 3000 per month. Electricity is billed separately (transfer to the tenant). Available from October 2017.

Flat: 92 m<sup>2</sup>. Terrace and balcony: 14 m<sup>2</sup>.



\* 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.