



## Apartment Studio (1+kk)

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

Rented





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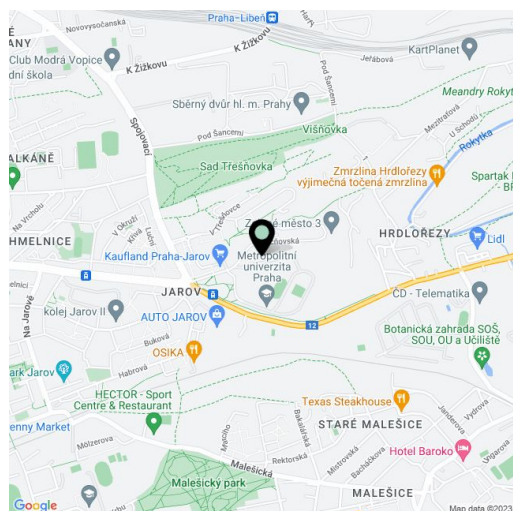
41 m<sup>2</sup>, Prague 9, Hrdlořezy, Učňovská

|                  |  |
|------------------|--|
| Total area       | 59 m <sup>2</sup>  |
| Floor area*      | 41 m <sup>2</sup>  |
| Terrace          | 18 m <sup>2</sup>  |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | Common building charges and deposit for utilities CZK 5,200/month. |
| PENB             | B  |
| Reference number | 27850  |
| Available from   | 01.08.2024   |

This contemporary furnished studio apartment with an 18 sq. m. terrace, on the first floor of the modern Zelené město II project, with a camera system, underground parking, and children's playgrounds is in a green location on the border of Hrdlořezy, Prague 9, and Žižkov, Prague 3, near Smetanka Park, with tram and bus connections to the city center or metro, very good amenities in close vicinity (three-min. walk to trams and the Kaufland supermarket).

The interior features a living room/bedroom with a fully fitted open plan kitchen and terrace overlooking the green residential area, a bathroom with a bathtub, sink, toilet, and window, and an entry hall.

Laminate floors, tiles, security entry door, French windows, washing machine, dishwasher, video entry phone, cellar, elevator. Faces south. One garage parking space included.



\* 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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ZELENE MESTO 2  
ETAPA



Upomínání:  
Srděbný prohled / Covered ceiling  
Plachty jednotlivých místností jsou pouze orientační. Vybavení zařízení v plátech bytů (obývací, kuch. linka, el. spotřebiče, atd.) není součástí dodávky. Rozsah dodávek je specifikován ve standardu.  
This drawing is for illustration only. The set up of interior (furniture, kitchen, el. appliances, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard.



| NÁZEV MÍSTNOSTI<br>NAME OF ROOMS                           | PLOCHA M <sup>2</sup><br>AREA M <sup>2</sup> |
|--|--|
| 01 předsiň<br>hall   | 8.69   |
| 02 koupelna + WC<br>bathroom + toilet                      | 5.37   |
| 03 obývací pokoj + kuchyňský kout<br>living room + kitchen | 27.27  |
| 04 balkon<br>balcony                                       | 17.98  |
| <b>MÍSTNOSTI CELKEM<br/>TOTAL AREA OF ROOMS</b>            | <b>41.33</b>                                 |
| <b>BYT CELKEM<br/>TOTAL AREA OF FLAT</b>                   | <b>59.31</b>                                 |

**LOKALITA :** JIH

**OBJEKT :** A

**PODLAŽÍ :** 2.NP

**BYT :** 1+kk (UJ)

**poloha domu / location of the house**

**schema podlaží / schematic floor plan**

**schemařický řez / schematic section**

**Developer**

**DARAMIS GROUP**

Architekti

UBYTOVACÍ JEDNOTKA  
PODLAŽÍ  
05/2015

BUDOVNA  
BYT  
FLAT