



## Apartment Two-bedroom (3+kk)

Rented

69 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitrafová





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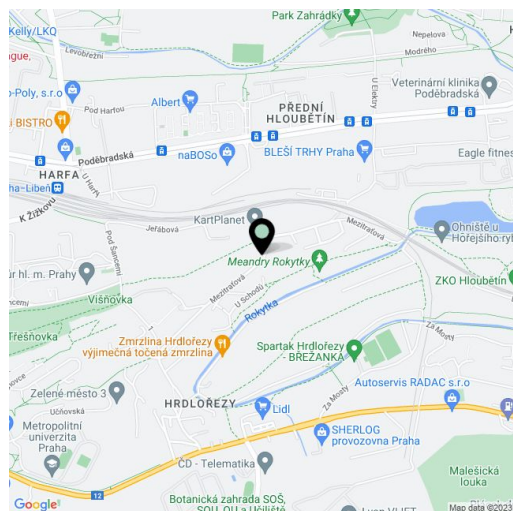
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Total area	86 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35079
Available from	Immediately

This rental apartment is part of the attractive Azalea residential project in a beautiful green location. Boasting a 17 sq. m. terrace overlooking forested Smetánka Hill and the Rokytkva River valley, this semi furnished, quiet 2-bedroom apartment is situated on the second floor. The contemporary gated residential project has an elevator, a shared garden, a camera system, and underground parking. It is set on a green hillside with a private access road in a tranquil natural location with quick access to the city center (15 min. by car), with a bus stop just 100 m away. Ideal for lovers of jogging, cycling, and walks in nature.

The interior features a living room with a dining area and a fully fitted open plan kitchen, a bedroom with built-in wardrobes, a second bedroom with a metal built-in sleeping loft, a bathroom incl. a bathtub, a separate toilet, and an entrance hall with built-in wardrobes and storage. All main rooms enjoy a ceiling height of 3.2 m and have access to the spacious terrace.

Hardwood floors, tiles, security entry door, central heating, roller blinds, garden furniture, washing machine, dishwasher, microwave oven, TV, video entry phone, cellar. A garage parking space is included. The enclosed compound with a chip access gate provides its residents with absolute peace and privacy. Monthly deposit for service charges, water and heating: CZK 3,600. Monthly deposit for electricity: CZK 890.



\* 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.