



## Apartment One-bedroom (2+kk)

Rented

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





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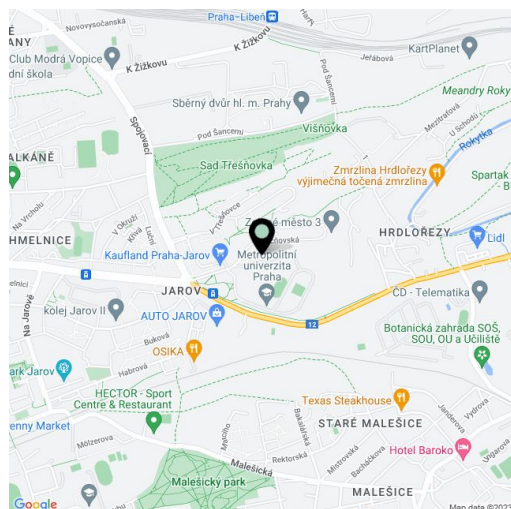
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Total area	53 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common charges, water, and heating: CZK 4,800. Electricity - transferred to the tenant.
PENB	G
Reference number	35474
Available from	Immediately

This unfurnished apartment for rent with a balcony is situated on the 1st floor of the contemporary Zelené město II 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, near Smetanka Park. A location with quick tram and bus connections to the city center or metro, with very good amenities in close vicinity (a two min. walk to trams and a Kaufland supermarket).

The apartment includes a living room with a fully fitted open plan kitchen and access to the **balcony**, a bedroom, a bathroom with a bathtub and toilet, and an entrance hall with built-in wardrobes.

Laminate floors, tiles, washing machine, dishwasher, microwave oven, video entry phone, chip entry to the building, elevator, **cellar**. A **garage parking** space is available (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.