



## Apartment Two-bedroom (3+kk)

Sold

81.58 m<sup>2</sup>, Prague 9, Hrdlořezy, V Třešňovce





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Total area	90 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
Service price	4 059 CZK monthly
PENB	G
Reference number	38430

This modern apartment with 2 balconies is part of the first phase of the popular Green City residence project, set in a quiet area in the immediate vicinity of wooded Třešňovka Hill. A supermarket, schools, sports grounds, and public transport stops are within easy reach.

The apartment area on the 1st floor is divided into a living room with a kitchen, 2 bedrooms, a bathroom (with a bathtub, shower screen, 2 sinks, and toilet), a separate toilet, a closet, and an entrance hall. All rooms have access to one of two balconies.

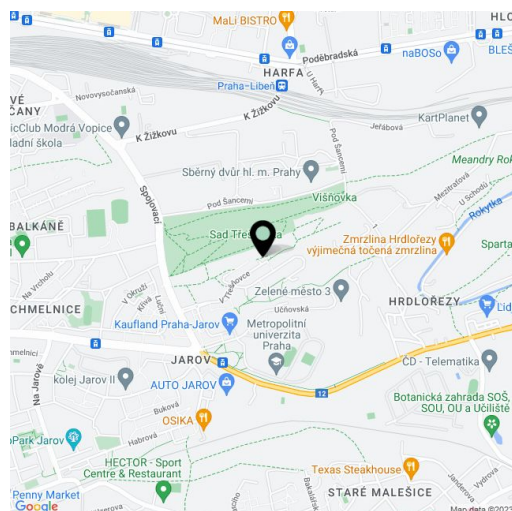
Facilities include large wooden windows, oak parquet floors, a complete kitchen with Bauknecht appliances in a white decor, and a security entrance door. Heating is from the central boiler room in the building. The purchase price includes a cellar and a garage accessible by elevator.

The Zelené město residential complex is located on the border of Prague 3 and 9, away from the main roads and at the same time in an easily accessible place within reach of all services and parks. Not far from the building is a supermarket, and nearby there is a post office, clinic, shops, several kindergartens and elementary schools, an art school, or the Metropolitan University. Sports hall, tennis courts, and a swimming pool are close-by. The Vysočanská metro station is a 5-minute bus ride away, and there are direct tram lines to the city center. Třešňovka Hill, which is right next to the building, is a perfect spot for walks and other parks in the vicinity can be reached by a bike trail.

The apartment is currently rented.

Interior 82.41 m<sup>2</sup>, balconies 17.42 m<sup>2</sup> (8.05 m<sup>2</sup> + 9.37 m<sup>2</sup>), cellar 3.29 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.