



## Apartment Two-bedroom (3+kk)

Sold

85.56 m<sup>2</sup>, Praha 9, Hrdlořezy, Učňovská





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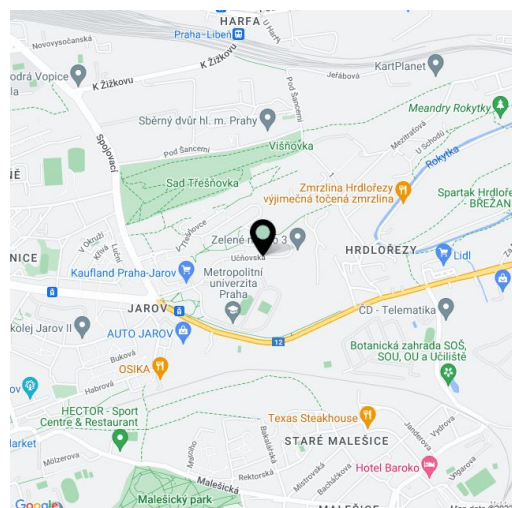
Total area	93 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
Service price	4 720 CZK monthly
PENB	C
Reference number	39067

This modern, bright apartment with a balcony overlooking the landscaped residential complex is located on the 5th floor of a building from 2016 with an elevator and a garage. Standing on the border of Prague 3 and Prague 9 within reach of supermarkets, schools, and sports grounds, including bike trails, it is perfectly accessible. The property will be available from 1.12.2021.

The practical layout consists of a living room with a partially separate kitchen, a dining room, and a **covered, illuminated balcony**, 2 bedrooms, a bathroom (with a bathtub, 2 sinks, a toilet, and a heated towel rail), a separate toilet, a closet (with a washing machine and dryer), and a spacious hall.

Facilities include **wooden Euro windows** with insulated double-glazed panes and **exterior window blinds**, wooden floors made of **bleached oak**, with air-conditioning, a security entrance door (class 3), a videophone, a Smart kitchen with Electrolux appliances by Katalpa, and built-in wardrobes. Central heating. The unit comes with a **garage parking space and a cellar storage unit**.

The apartment is part of the 2nd stage of the **successful Zelené město project**. This new residential area with a supermarket was created next to the **park on Třešňovka Hill**, within walking distance of a tram and bus stop with fast links to all metro lines (Vysočanská, Ládví, or Želivského stations). Nearby is a kindergarten, elementary, art, and high school, the **Metropolitan University**, a post office, the **Aero art house cinema**, and several sports fields - **tennis courts**, a football field, a multipurpose hall, a Sokol, or an outdoor gym, and the Pražka sports and recreation area with a **swimming pool** is also close-by. The location is very pleasant thanks to the large **Malešický forest and Smetanka nature park**. A bike trail that passes right by the building goes all the way to the center, bypassing any busy roads.



\* 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.

Floor area 85.56 m<sup>2</sup>, balcony 7.06 m<sup>2</sup>, cellar 3.9 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.



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ZELENE MĚSTO 2  
ETAPA



Upozornění: Sdělení podlahy / Covered ceiling  
Plány jednotlivých místností jsou pouze orientační. Vybavení zařízení v jednotlivých bytů (obývací, kuch. linka, atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.  
This drawing is for illustration only. The set-up of interior furniture, kitchen, etc. specified in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard.



NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA M <sup>2</sup> AREA M <sup>2</sup>
01 předstih hall	12.90
02 komora utility room	0.67
03 koupelna + WC bathroom + toilet	5.09
04 ložnice bedroom	13.05
05 ložnice bedroom	14.45
06 obývací pokoj + kuchyňský kout living room + kitchen	37.39
07 WC toilet	2.01
<b>MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS</b>	<b>85.56</b>
08 terasa/balkon terrace/balcony	7.06
<b>BYT CELKEM TOTAL AREA OF FLAT</b>	<b>92.62</b>

**LOKALITA :** JIH

**OBJEKT :** F

**PODLAŽÍ :** 6.NP

**BYT :** 3+kk

**BYT J06 - F22**

PODLAŽÍ  
FLOOR

BUDOVA  
BUILDING FLAT

09/2014

poloha domu / location of the house

schématický / řez  
schematic floor plan

schématický řez  
schematic section

**DARAMIS GROUP** Architekti

**DG** Developer