



Apartment Two-bedroom (3+kk)

Sold

85.56 m², Prague 9, Hrdlořezy, Učňovská





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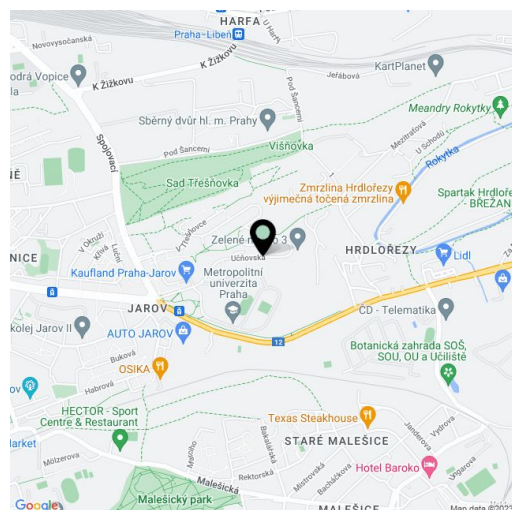
Total area	93 m ²
Floor area*	86 m ²
Balcony	7 m ²
Parking	Garage parking space
Cellar	Yes
Service price	4 720 CZK monthly
PENB	C
Reference number	39067

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 m², balcony 7.06 m², cellar 3.9 m².

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 MESTO 2
ETAPA



Usporiadok: Schéma podlahy / Covered ceiling
Plány jednotlivých miestností sú poznačené číslami 01-08. Vybavenosť zariadení v jednotlivých bytách (obývačka, kuchyňa, kúpeľňa, WC, izbovce, atď.) nemožno sledovať. Rozsah dodávky je špecifikovaný v súhrnnej tabuľke.
This drawing is for illustration only. The set-up of interior furniture, kitchen, bathroom, etc., featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the summary.



NÁZEV MIESTNOSTI NAME OF ROOMS	PLOCHA M ² AREA M ²
01 predsieň hall	12.90
02 komora utility room	0.67
03 kúpeľňa + WC bathroom + toilet	5.09
04 izbovce bedroom	13.05
05 izbovce bedroom	14.45
06 obývací pokoj + kuchynský kút living room + kitchen	37.39
07 WC toilet	2.01
MISTNOSTI CELKOM TOTAL AREA OF ROOMS	85.56
08 terasa/balkón terrace/balcony	7.06
BYT CELKOM TOTAL AREA OF FLAT	92.62

LOKALITA : JIH

OBJEKT : F

PODLAŽÍ : 6.NP

BYT : 3+kk

BYT J06 - F22

PODLAŽÍ / FLOOR: 6.NP

BYT / FLAT: 3+kk

09/2014

poloha domu / location of the house

schéma podlaží / schematic floor plan

schématický / řez / schematic section

DARAMIS GROUP Architekti

DG Developer