



Apartment Two-bedroom (3+kk)

Sold

85.56 m², Prague 9, Hrdlořezy, Učňovská





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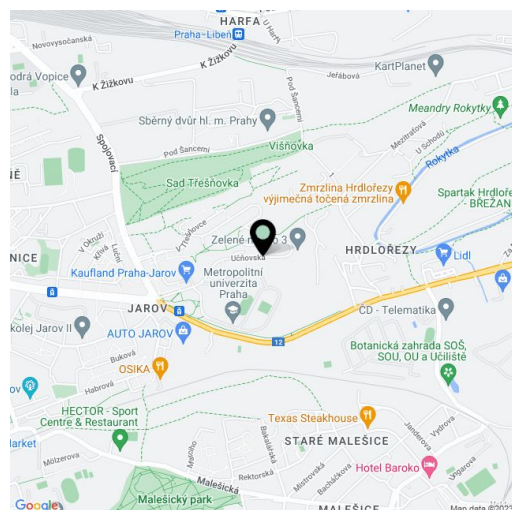
| | |
|------------------|----------------------|
| Total area | 93 m ² |
| Floor area* | 86 m ² |
| Balcony | 7 m ² |
| Parking | Garage parking space |
| Cellar | Yes |
| Service price | 4 720 CZK monthly |
| PENB | C |
| Reference number | 39067 |

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 MĚSTO 2
ETAPA



Upozornění: Sdělení podlahy / Covered ceiling
Plány jednotlivých místností jsou pouze orientační. Vybavení zařízení v sáhnech 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 ² AREA M ² |
|--|--|
| 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 |
| MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS | 85.56 |
| 08 terasa/balkon terrace/balcony | 7.06 |
| BYT CELKEM TOTAL AREA OF FLAT | 92.62 |

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