



## Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 9, Hrdlořezy, V Třešňovce





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Total area	101 m²
Floor area*	92 m²
Balcony	14 m²
Parking	One parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	D
Reference number	39197

This very quiet apartment with two balconies, beautiful views of the greenery, and above-standard equipment is situated on the 3rd floor of a modern apartment building with an underground garage and elevator. The building occupies one of the best positions in a residential complex that stands on the corner of a street right next to the entrance to a cherry orchard.

The sunny living room is connected to the dining room, kitchen, and southeast-facing balcony. There is also a northwest-facing master bedroom with a balcony and a 2nd bedroom with a French window. Both bedrooms offer unobstructed views of the treetops. The apartment also consists of a bathroom (bathtub, shower), a separate toilet, a closet, and an entrance hall.

The apartment was completed to a high standard, including wooden Euro windows, wooden floors, and security entrance doors. Facilities also include complete custom-made equipment, isothermal foils on the southwest-facing windows, interior blinds, LED lights, a furniture safe and a new security device with a Jablotron alarm. The unit comes with a garage parking space and a cellar storage unit. It is possible to rent additional parking spaces in the building.

The award-winning Zelené město residential complex is set in a quiet location on the border of Žižkov and Hrdlořezy. There are playgrounds in the area, and a supermarket, post office, clinic, shops, several kindergartens and elementary schools, and the Metropolitan University are all nearby. Within easy reach is a sports hall, a Sokol, tennis courts, or a swimming pool. You can easily get to the city center by tram from a nearby stop without having to transfer; the Vysočanská metro station is a few minutes away by bus. Třešňovka Hill is a pleasant place for walks. Several bike trails will take you to the nearby Smetanka nature park or through the park on Vítkov Hill to the city center.

\* 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.

Interior 92.47 m², balcony 8.56 m², balcony 4.96 m², cellar 3.3 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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