



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	101 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	450 000
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.

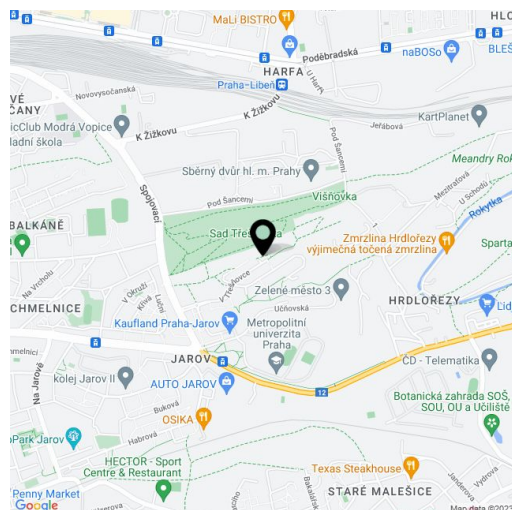
The sunny living room is connected to the dining room, kitchen, and **southeast-facing balcony**. There is also a northwest-facing master bedroom with a **balcony** and a 2nd bedroom with a French window. Both bedrooms offer **unobstructed views of the treetops**. The apartment also consists of a bathroom (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.

Interior 92.47 m<sup>2</sup>, balcony 8.56 m<sup>2</sup>, balcony 4.96 m<sup>2</sup>, cellar 3.3 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.





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