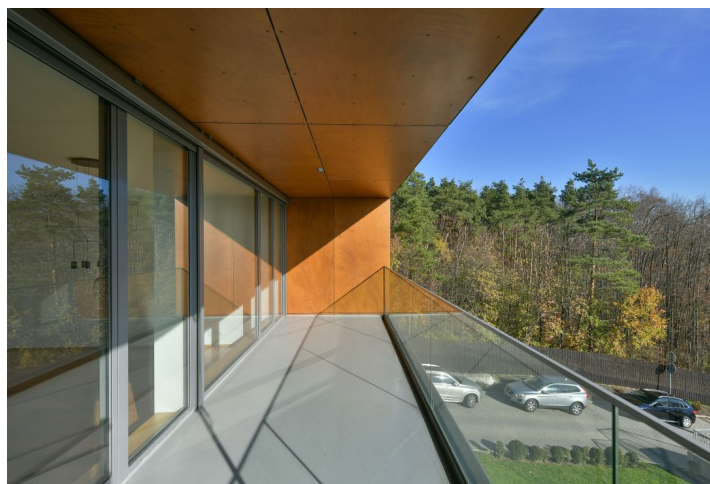


Apartment Two-bedroom (3+kk)

Rented

119 m², Prague 9, Hrdlořezy, Mezitratová



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Rented

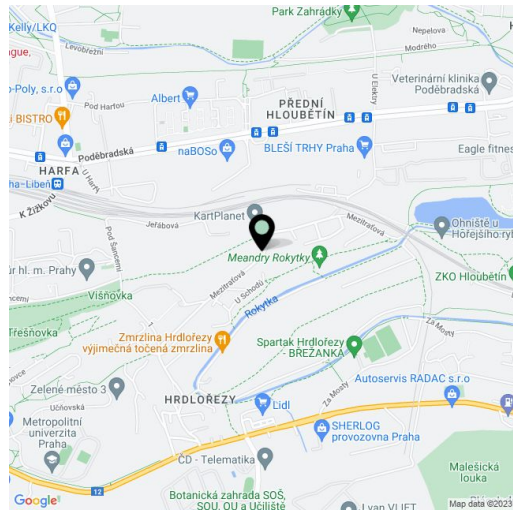
119 m², Prague 9, Hrdlořezy, Mezitratová

Total area	140 m ²
Floor area*	119 m ²
Balcony	3 m ²
Loggia	18 m ²
Parking	2 garage parking spaces at CZK 2,000/space/month.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating: CZK 7,000. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	100339
Available from	Immediately

This rental apartment is part of the attractive Azalea residential project in a beautiful green location. Boasting a balcony and a large enclosed loggia overlooking forested Smetánka Hill and the Rokytka Stream valley, this quiet 2-bedroom apartment is situated on the second floor. The contemporary gated residential project has an elevator, a shared garden, a camera system, and underground parking. It is set on a green hillside with a private access road in a tranquil natural location with quick access to the city center (15 min. by car), with a bus stop just 100 m away. Ideal for lovers of jogging, cycling, and nature walks.

The interior features a spacious living room with a fully fitted open plan kitchen and access to the **enclosed balcony** offering beautiful views, 2 bedrooms with forest views (one with a **balcony**), a bathroom including a bathtub, a separate toilet, and an entrance hall with built-in wardrobes.

Air-conditioning in the living room, **hardwood floors**, tiles, security entry door, custom-made kitchen, dishwasher, induction cooktop, video entry phone, **cellar**. The enclosed compound with a chip access gate provides its residents with absolute peace and privacy, and is guarded by a security agency. Two **garage parking** spaces are available at CZK 2,000/space/month.



* 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.