

## Apartment Three-bedroom (4+kk)

Rented

131.6 m<sup>2</sup>, Prague 9, Hrdlořezy, Učňovská



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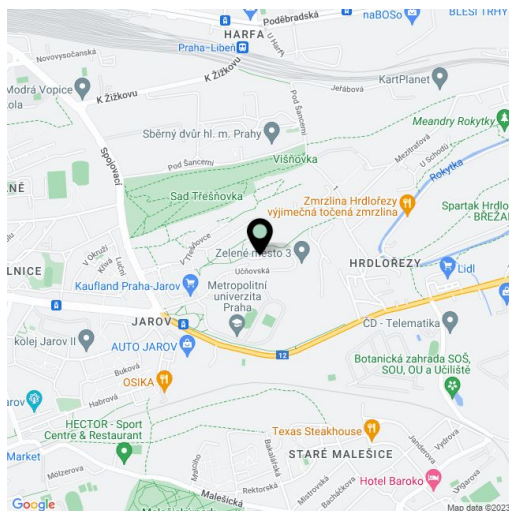
131.6 m², Prague 9, Hrdlořezy, Učňovská

Total area	150 m²
Floor area*	132 m²
Balcony	7 m²
Terrace	11 m²
Garden	256 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	7 m²
Service price	Monthly deposit for service charges, water, and heating approx. 7,000. Electricity is billed separately - transferred to the tenant.
PENB	B
Reference number	101149
Available from	Immediately

This unfurnished split-level apartment with 2 bathrooms, a balcony, and a terrace in a private garden is situated on the ground floor of the contemporary Zelené město project, with a camera system, underground parking, and a park with children's playgrounds. Set in a green residential neighborhood on the border of Hrdlořezy and Žižkov, with quick tram and bus connections to the city center and the metro, with very good amenities in close vicinity (a two min. walk to trams and a Kaufland supermarket). The nearest metro station is Vysočanská (line B), which is 6 minutes away by bus. Within easy reach is Třešňovka Hill with a lookout point, Smetanka Park, the Malešice Forest, and the Pražacka sports and recreation area with a swimming pool and tennis courts.

The entrance to the apartment is at the garden level. The entrance/staircase hall includes a toilet and a corridor leading to two bedrooms boasting attractive views and access to the **garden**, and a bathroom. A glass door opens onto a living room with a fully fitted open plan kitchen, dining area, and access to the garden. The **double-height ceiling (5.5 meters)** and oversized windows create a feeling of unlimited space without borders between the interior and the exterior. Upstairs, there is a **gallery** with green views, a utility room, and a bedroom with a bathroom, a **balcony**, and a fitted **walk-in closet**.

**Natural materials, wooden floors**, doors, and stairs, built-in wardrobes, wooden blinds, automatic exterior blinds on the lower floor, washing machine, induction cooktop, **cellar**. **Two covered parking spaces** are included. The garden features a **terrace** with a wooden surface, a lawn, trees, and a **garden house**. Available from mid April 2023.



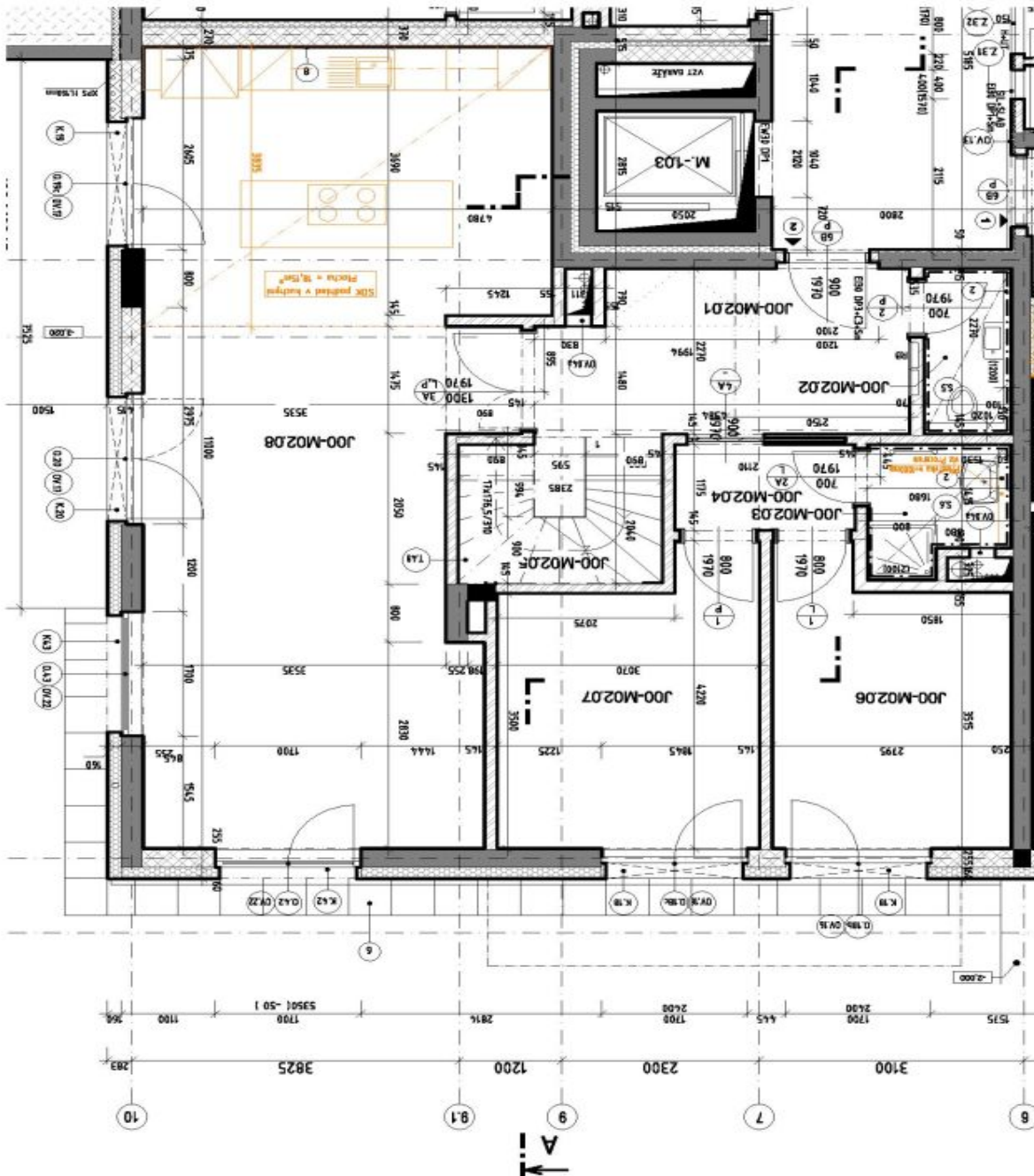
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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**ZELENÉ MĚSTO II.**  
**ARCHITECTONICKO STAVEBNÍ ŘEŠENÍ - A3 - M 1:50**  
**KZ - M02 - 1PP - NGUYEN**



Pozn.: Realizace bude provedena dle Pokynů pro zpracování ST a NDST, pokud není na výkresu uvedeno jinak.

LEGENDA:  
Nové / Upravené

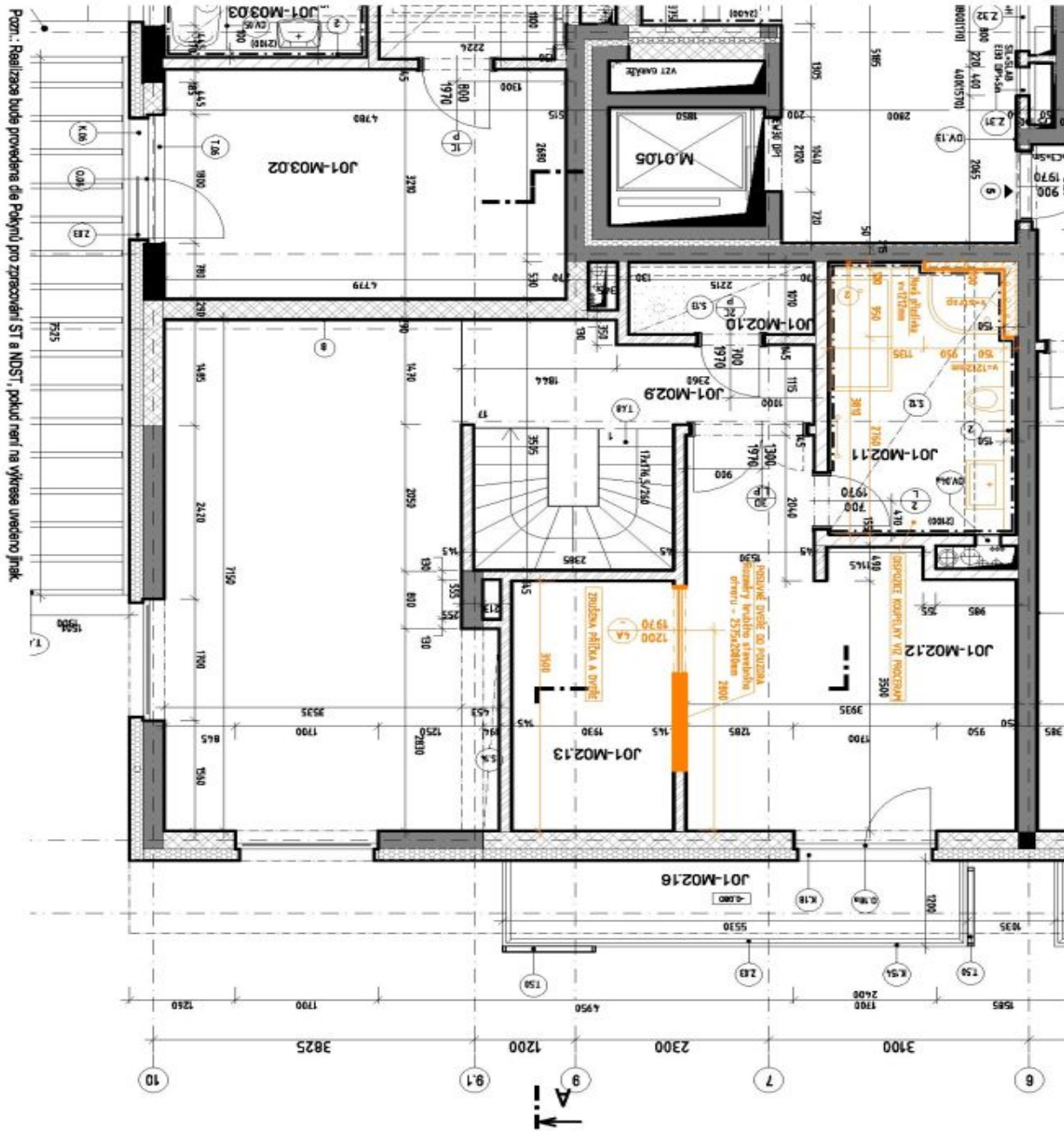
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TRADE & CONSULTING  
VYPRACOVÁLA Bc. T. KOŠVANCOVÁ

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ARCHITEKTONICKO STAVEBNÍ ŘEŠENÍ - A3 - M 1:50  
KZ - M02 - 1NP - NGUYEN



Pozn.: Realizace bude provedena dle Podkrytí pro zpevnění ST a NDST, pokud není na výkrese uvedeno jinak.

LEGENDA:  
Nové / Upravené

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