

## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 9, Hrdlořezy, V třešňovce



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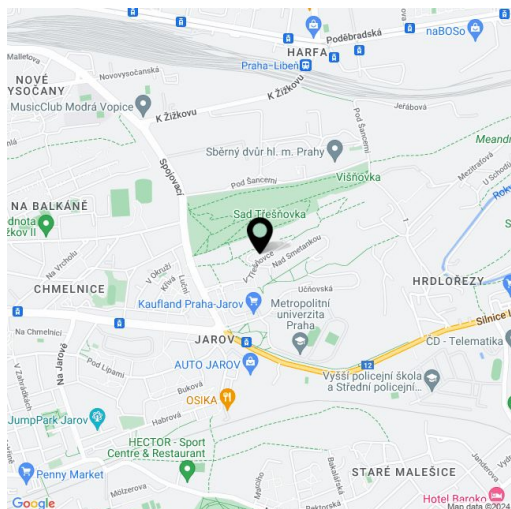
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|                  |   |
|------------------|---|
| Total area       | 99 m <sup>2</sup>   |
| Floor area*      | 85 m <sup>2</sup>   |
| Balcony          | 14 m <sup>2</sup>   |
| Parking          | Garage parking.   |
| Garage           | Yes   |
| Cellar           | Yes   |
| Service price    | Monthly deposit for service charges, water and heating: CZK 5,051 for 2 persons (more persons + CZK 1,300 each). Electricity will be transferred to the tenant. |
| PENB             | G   |
| Reference number | 104210  |
| Available from   | Immediately   |

This unfurnished 2-bedroom apartment with 2 balconies is situated on the first floor in 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 Pražačka sports and recreation area with a swimming pool and tennis courts.

The apartment includes a living room with a fully fitted open plan kitchen and balcony access, 2 bedrooms with a shared balcony offering green views, a bathroom (bathtub with a shower screen, toilet), a separate toilet with a bidet shower, a utility / storage room, and an entrance hall with a built-in wardrobe.

Laminated floors, interior blinds, central heating, dishwasher, induction cooktop, wine fridge, cellar. A garage parking space is included.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.