

## Apartment Two-bedroom (3+kk)

€ 555 778 | CZK 13 900 000

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

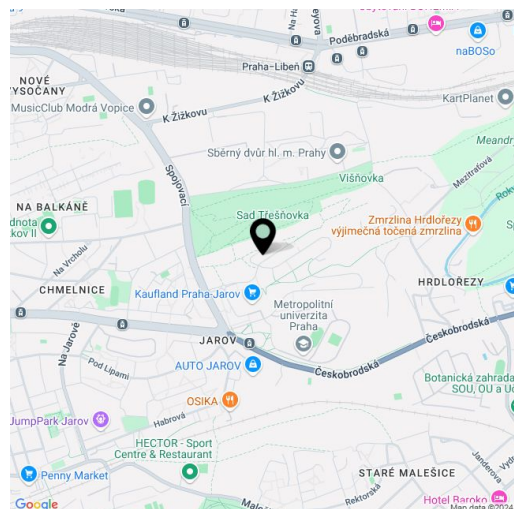


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Total area	103 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	106306



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This apartment with a practical layout, a terrace, a balcony, views of the countryside, and a garage parking space is part of the popular and safe Zelené město residential project. The building is located in the immediate vicinity of a wonderful orchard, in a place with excellent accessibility.

The 2nd floor apartment is cleverly divided into a **social** and **private zone**. The social part consists of a living room with a kitchen and a **terrace**. The private part is separated by a longer corridor (with plenty of storage space) and contains 2 bedrooms with a shared northwest **balcony** with an unobstructed **view of the greenery**. The layout is complemented by a bathroom (bathtub with a shower screen, WC), a separate toilet (with a bidet shower), a utility room with storage space, and an entrance hall.

Large **wooden** Euro windows provide plenty of daylight, which can be regulated with interior blinds. The floors are laminate and tiled; the kitchen is fully equipped, including an induction hob and a refrigerated **wine fridge**. The purchase price includes a **garage parking space** and a **cellar**, both accessible by **elevator**. The residence is guarded by a **camera system**.

The complex is located in a **quiet natural area** on the border between Hrdlořezy and Žižkov, **easy connection to the city center** or metro stations is ensured by tram and bus lines. There is a playground nearby and a supermarket is a 2-minute walk away. Other amenities, including **schools**, are also within easy reach. You can easily go for a walk to **Třešňovka Hill** with an **impressive view**, and **Smetanka Park**, **Malešický Forest**, or the **Pražčanka sports and recreation area** with a swimming pool and tennis courts are not far away.

Floor area 84.89 m<sup>2</sup>, terrace 9.67 m<sup>2</sup>, balcony 8.16 m<sup>2</sup>.

The apartment is rented at market rent until May 31st, 2026.