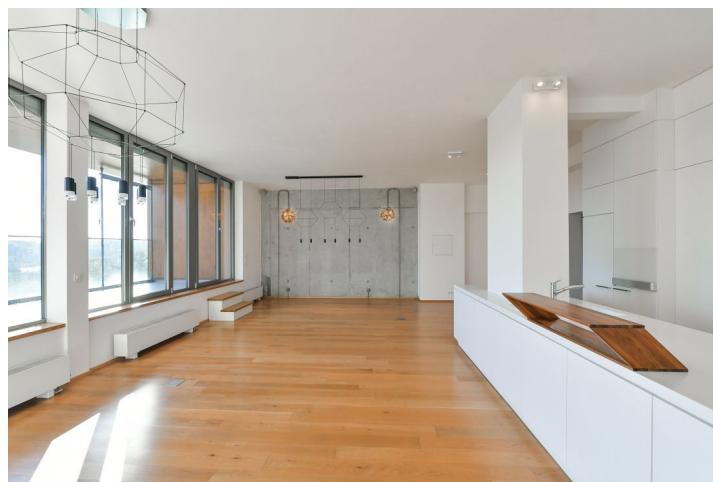




## Apartment Two-bedroom (3+kk)

Rented

119 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitraťová



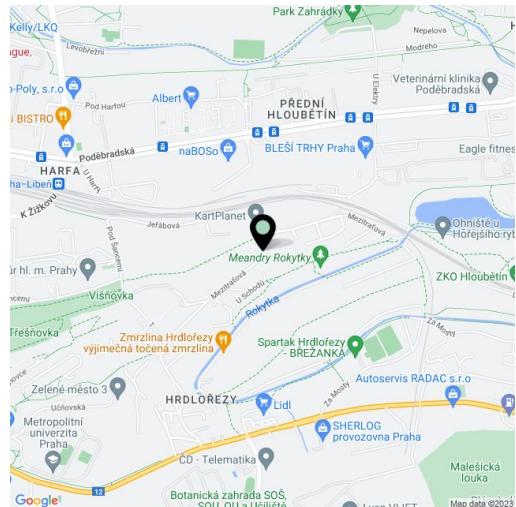


## Apartment Two-bedroom (3+kk)

Rented

119 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitraťová

Total area	140 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Loggia	18 m <sup>2</sup>
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



\* 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.

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 Rokytká 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.