



Apartment Three-bedroom (4+kk)

€ 2 219 | CZK 54 000

131.6 m², Prague 9, Hrdlořezy, Učňovská





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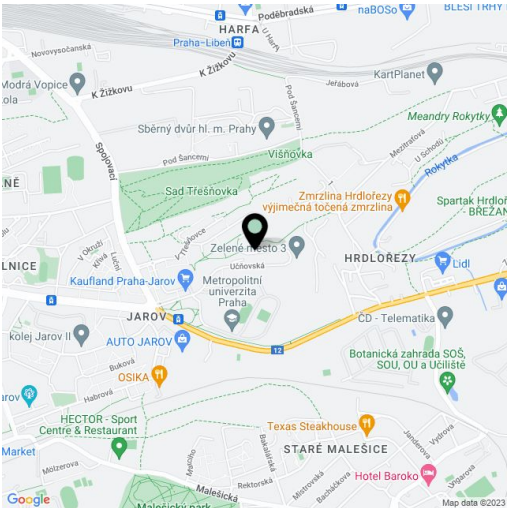
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Total area	150 m²
Floor area*	132 m²
Balcony	7 m²
Terrace	11 m²
Garden	256 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	7 m²
Service price	Services, water, heating, garage + garden maintenance CZK 11,000/month/1 pers. Electr. transferred to the tenant.
PENB	B
Reference number	101149
Available from	16.03.2026

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 Pražačka 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**.



* 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.

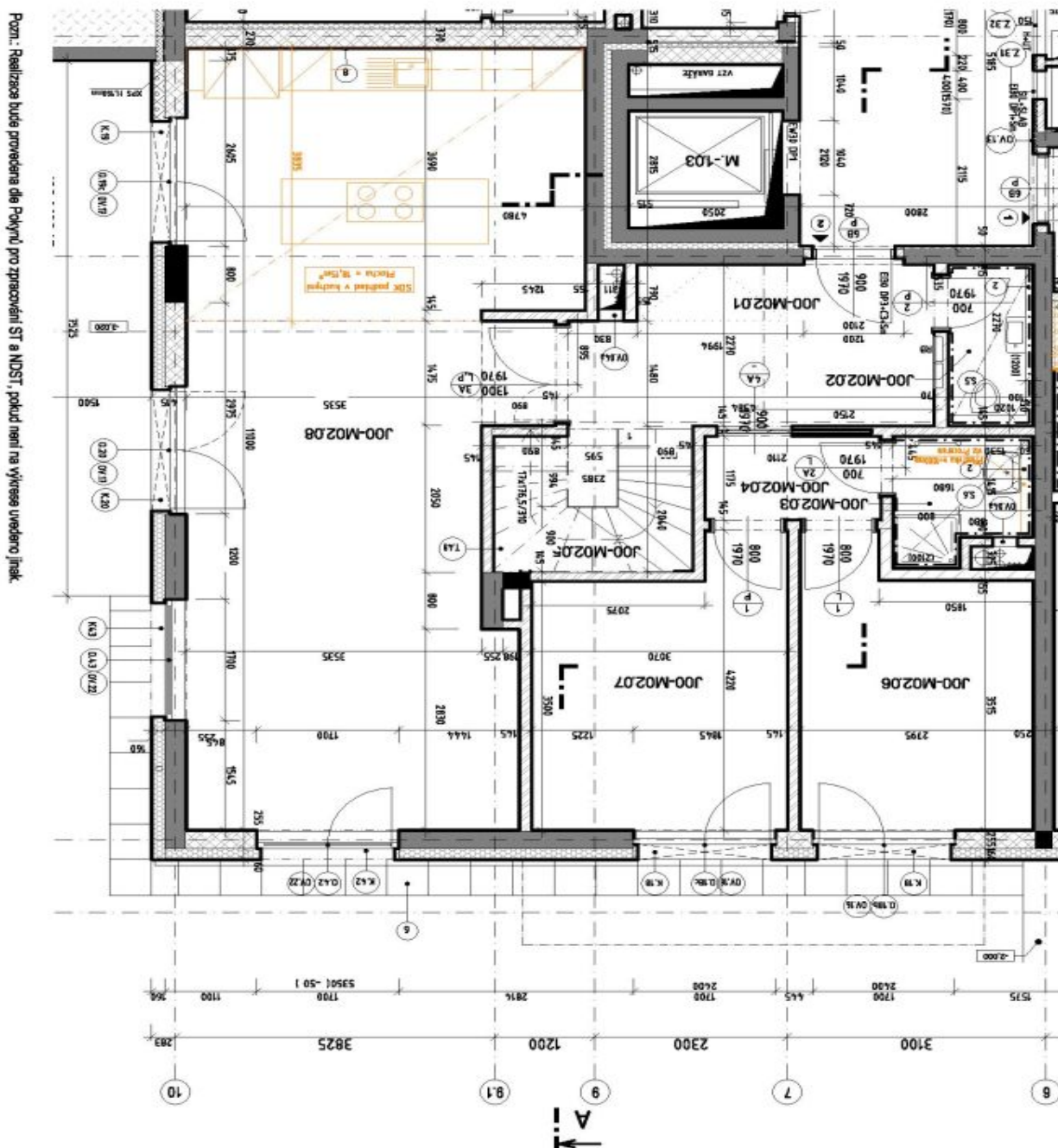


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ZELENÉ MĚSTO II.
ARCHITEKTONICKO STAVEBNÍ ŘEŠENÍ - A3 - M 1:50
KZ - M02 - 1PP - NGUYEN



LEGENDA:
Nové / Upravené

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TRADE & CONSULTING
VYPRACOVÁLA Bc. T. KOŠIVANOVÁ



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