



Apartment Studio (1+kk)

34.9 m², Prague 9, Hrdlořezy, V třešňovce

Rented





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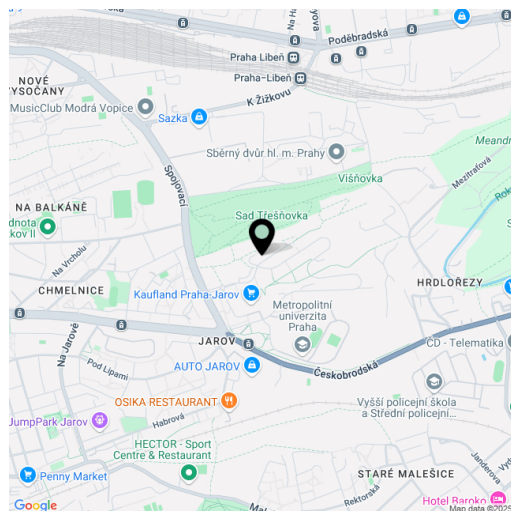
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Total area	38 m ²
Floor area*	35 m ²
Balcony	3 m ²
Parking	Garage parking for extra fee of CZK 2,000.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 3,500. Electricity is billed separately.
PENB	B
Reference number	107960
Available from	Immediately

This high quality unfurnished studio apartment with a balcony and green views is situated on the 3rd 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 Pražáčka sports and recreation area with a swimming pool and tennis courts.

The bright interior features a living room/bedroom with a fully fitted open plan kitchen and access to the **balcony**, a bathroom (bathtub, toilet), and an entrance hall with a large wardrobe. The windows of the apartment face southeast.

Heat recovery ventilation, hardwood floors, tiles, security entry door, automatic exterior blinds, central underfloor heating, washing machine, dishwasher, induction hob, microwave oven, security cameras in the building, **cellar**. A **garage parking** space is for extra fee of CZK 2,000. The apartment can be furnished at a higher rent.



* 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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NÁZEV MÍSTNOSTI	PLOCHA m²
01 CHODBA	5,6 m²
02 OBÝVACÍ POKOJ + KK	24,3 m²
03 KOUPELNA + WC	5,0 m²
MÍSTNOSTI CELKEM	34,9 m²
04 BALKON	2,81 m²
PLOCHA CELKEM	37,71 m²
PODLAHOVÁ PLOCHA	37,26 m²