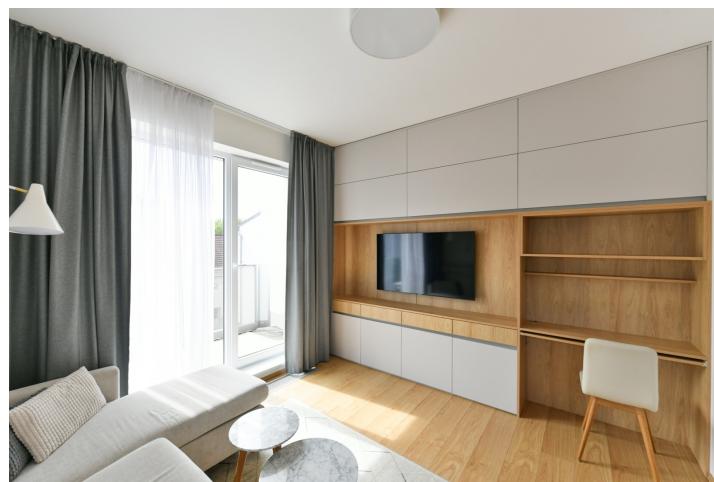




## Apartment Two-bedroom (3+kk)

Sold

68.7 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezilehlá



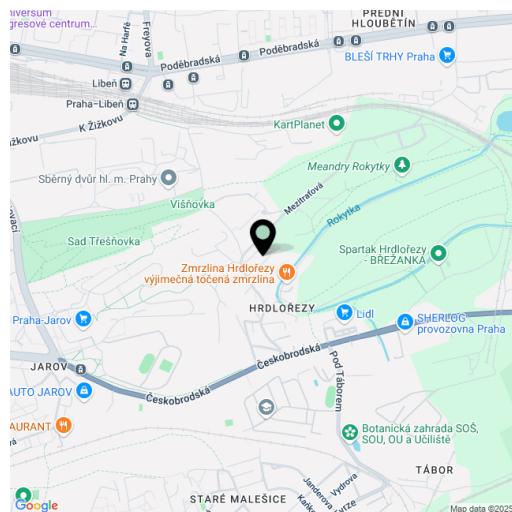


## Apartment Two-bedroom (3+kk)

Sold

68.7 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezilehlá

Total area	74 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	1 parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108806



\* 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 apartment with a southeast-facing balcony, garage parking space, and cellar storage is part of a residence built in 2022, located in a quiet, green area near a forest park and the Rokytky Stream. Residents of the residence also have access to a fenced communal garden measuring 1,062 m<sup>2</sup> with a children's playground, providing a pleasant setting for relaxation and family activities.**

The layout of this second-floor apartment includes a living room with a **balcony**, two bedrooms, a bathroom (with a shower, sink, and connection for a washer and dryer), a separate toilet, and an entry hall with access to all rooms. The sunny **southeast-facing balcony** offers a **pleasant view of greenery**.

Facilities include double-glazed plastic windows with **plissé blinds**, vinyl floors, Cetin optical internet, and radiator heating from a central gas boiler. The living room is **air-conditioned**. The interior was designed by a professional **designer**, whose custom solutions include a living wall with a work nook, built-in wardrobes, and a kitchen equipped with a dishwasher, electric oven with microwave function, **AEG** induction cooktop, **Liebherr** fridge-freezer, and an exhaust hood vented to the chimney. The purchase price includes a **cellar** and a **garage parking space**, which will be equipped with a **wallbox for electric car charging**. The building has an **elevator**, and residents have access to a **shared bike and pram room**.

The residence is nestled in a peaceful setting next to a **nature park**, near **Smetanka Hill**, offering relaxation in greenery while maintaining quick access to the city center. Buses from a nearby stop connect to trams and the metro. Within short driving distance are supermarkets, schools including the **Metropolitan University**, medical facilities, and more. **Sports venues** (such as football pitches, a multipurpose hall, and tennis courts) are close-by, as well as **bike paths and nature hiking trails**.

Floor area 68.7 m<sup>2</sup>, balcony 5.5 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.



## Apartment Two-bedroom (3+kk)

Sold

68.7 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezilehlá



REZIDENCE  
U ROKYTKY

