



Apartment Two-bedroom (3+kk)

Sold

68.7 m², Prague 9, Hrdlořezy, Mezilehlá





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| | |
|------------------|---|
| Total area | 74 m² |
| Floor area* | 69 m² |
| Balcony | 6 m² |
| Parking | 1 parking space in the underground garage |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 108806 |

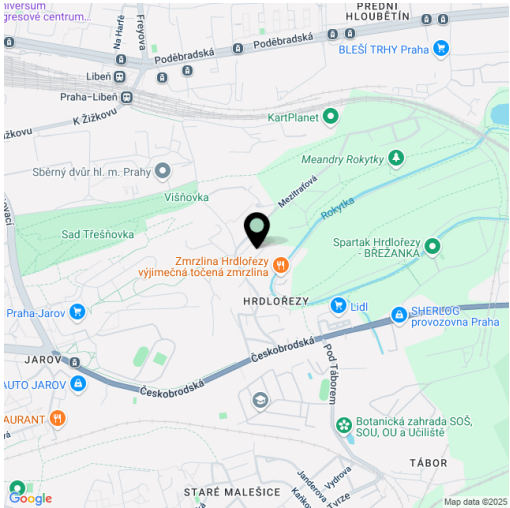
This apartment with a southeast-facing balcony, garage parking space, and cellar storage is part of a residence built in 2022, located in a quiet, green area near a forest park and the Rokytká Stream. Residents of the residence also have access to a fenced communal garden measuring 1,062 m² with a children's 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 m², balcony 5.5 m², cellar 2.9 m².



* 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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U ROKYTKY