



## Apartment Three-bedroom (4+kk)

Rented

125.9 m<sup>2</sup>, Prague 10, Strašnice, Ramonova





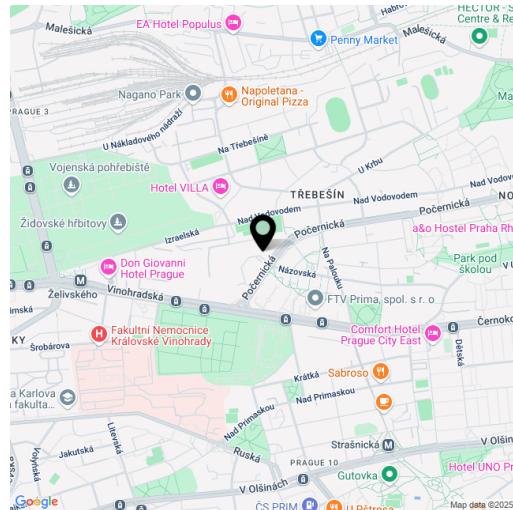
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Total area	167 m <sup>2</sup>
Floor area*	126 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	37 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, garage, and cellar maintenance: CZK 12,000. Electricity is billed separately.

PENB	B
Reference number	109002
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 brand-new, semi-furnished air-conditioned 2-bathroom apartment with a terrace, a balcony, and pretty far-reaching green views is on the 9th floor of the newly built Hagibor Residence project with a 24/7 reception and underground parking. Surrounded by mature greenery, it is located on the border of Vinohrady, Strašnice, Žižkov, and Malešice, a short distance from the Želivského metro station with quick access to the city center. This perfectly accessible part of Prague is adjacent to the vibrant Vinohradská Street, yet has retained its quiet character and privacy. The surroundings provide ideal conditions for sports and spending time outdoors. In the immediate vicinity, there are tennis courts, a futsal field, and an indoor sports hall, and the Malešický and Parukářka parks are also easily accessible.

The interior features a living room with a fully fitted open plan kitchen, French windows, a terrace, and beautiful views, a master bedroom with built-in wardrobes, an en-suite bathroom (walk-in shower, toilet) and a French window, a bedroom with built-in wardrobes and a balcony, plus a bedroom with built-in wardrobe and terrace access. There is a family bathroom (bathtub, toilet), a storage/utility room, a separate toilet, and an entrance hall with built-in wardrobes and terrace access.

**Air-conditioning, hardwood floors, tiles, ample built-in storage, automatic exterior blinds, central heating, underfloor heating, dishwasher, induction stove top, microwave oven, cellar. Two garage parking spaces are included.**