



## Apartment Two-bedroom (3+kk)

Rented

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



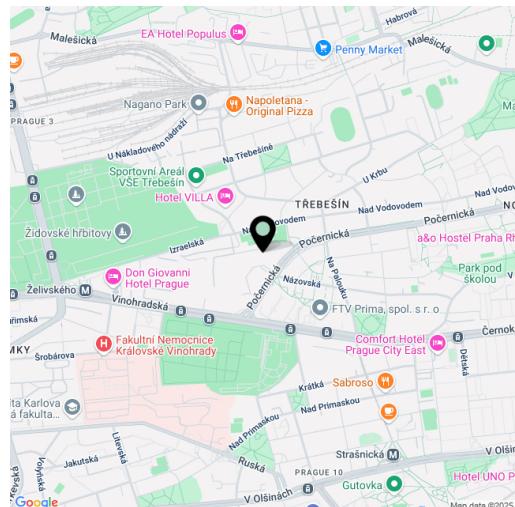


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Total area	146 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 8,500. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	110060
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 modern unfurnished air-conditioned 2-bathroom apartment with a loggia, 2 balconies, and far-reaching green views is on the 10th floor of the recently 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 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 Malesický and Parukářka parks are also easily accessible.

The interior features a living room with access to the **loggia** plus a fully fitted open plan kitchen with access to the **balcony**, a master bedroom with another **balcony** and an en-suite bathroom (walk-in shower, toilet), a bedroom with a French window, a family bathroom (bathtub, toilet), a guest toilet, a storage room, and an entrance hall with a built-in wardrobe.

**Air-conditioning, hardwood floors, tiles, central heating, dishwasher, induction stove top, microwave oven, cellar, elevator.** A **garage parking** space is included.