



## Apartment Studio (1+kk)

46 m², Prague 9, Hrdlořezy

**Sold**





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Total area	57 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24678

\* 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.

**Temporary residence studio with a balcony on the 3rd floor of a new building, which is part of the second stage of an attractive residential project. Convenient location between the revitalized Třešňovka Park and Malešický Forest project makes a lucrative living in a pleasant and peaceful environment, yet within fast reach of full services and with fast connections to the center.**

The interior of the studio consists of a living room with preparation for the kitchen and access to a west-facing balcony, bathroom with bathtub and toilet, and an entrance hall.

The standards include **Kahrs triple-layer hardwood floors** or Wineo quality laminate floating floors, **large-format or mosaic tiles**, Grohe and Connect sanitary ware and bathroom fixtures. A parking space in the underground garage and cellar have to be purchased at extra cost.

The project is located in a quiet and peaceful area, in the direct vicinity of landscaped park. Location offers excellent amenities and access to the city center. Nearby are 3 kindergartens, elementary and high school, cycling path, playgrounds, shops, bus stop with 10-minute connections to the closest metro station.

Completion scheduled for Q2 2017.

The apartment is a subject to special legal conditions.

Interior 46.22 m<sup>2</sup>, balcony 11.12 m<sup>2</sup>.