



## Apartment Two-bedroom (3+kk)

Rented

69 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitraťová



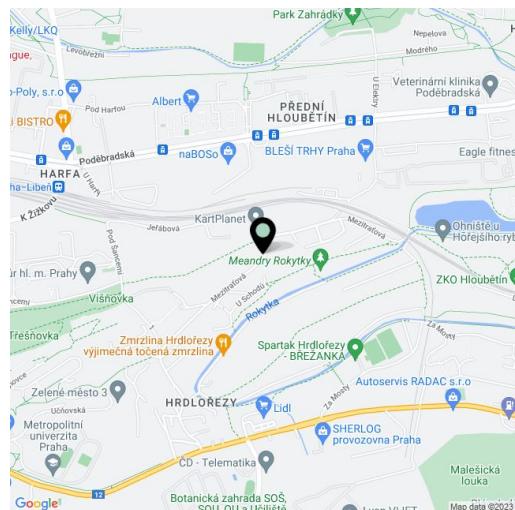


## Apartment Two-bedroom (3+kk)

Rented

69 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitraťová

Total area	86 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	35079
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 rental apartment is part of the attractive Azalea residential project in a beautiful green location. Boasting a 17 sq. m. terrace overlooking forested Smetánka Hill and the Rokytky River valley, this semi furnished, quiet 2-bedroom apartment is situated on the second floor. The contemporary gated residential project has an elevator, a shared garden, a camera system, and underground parking. It is set on a green hillside with a private access road in a tranquil natural location with quick access to the city center (15 min. by car), with a bus stop just 100 m away. Ideal for lovers of jogging, cycling, and walks in nature.

The interior features a living room with a dining area and a fully fitted open plan kitchen, a bedroom with built-in wardrobes, a second bedroom with a metal built-in sleeping loft, a bathroom incl. a bathtub, a separate toilet, and an entrance hall with built-in wardrobes and storage. All main rooms enjoy a ceiling height of 3.2 m and have access to the spacious terrace.

**Hardwood floors**, tiles, security entry door, central heating, roller blinds, garden furniture, washing machine, dishwasher, microwave oven, TV, video entry phone, **cellar**. A **garage parking** space is included. The enclosed compound with a chip access gate provides its residents with absolute peace and privacy. Monthly deposit for service charges, water and heating: CZK 3,600. Monthly deposit for electricity: CZK 890.