



## Apartment Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Prague 9, Hrdlořezy, V Třešňovce

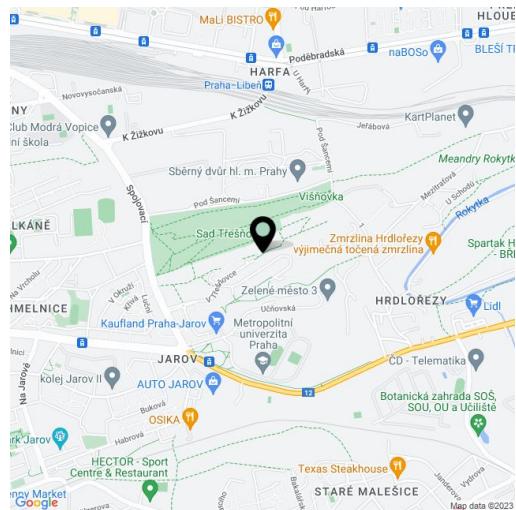




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|                  |   |
|------------------|---|
| Total area       | 171 m <sup>2</sup>                                    |
| Floor area*      | 132 m <sup>2</sup>                                    |
| Terrace          | 39 m <sup>2</sup>                                     |
| Parking          | 2 garage spaces No. 54 + 55 in an underground parking |
| Cellar           | Yes   |
| PENB             | G   |
| Reference number | 36183   |



\* 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 quiet, modern air-conditioned apartment with a practical layout and plenty of storage space, designer interior features, high quality materials, 3 terraces, and a view of a cherry orchard is located on the top floor of a five-story building with an underground garage and an elevator in the award-winning Green City (Zelené Město) residence, on a side street next to a playground and park.

In the **southeast** part of the apartment, there is a living room with an open plan kitchen and a **sunny terrace**. There is also a master bedroom with an en-suite bathroom (shower, toilet, bidet) and a balcony, another 2 bedrooms (one with a balcony, the second with a French window with **unobstructed views of the orchard**), a central bathroom (bathtub, shower), a dressing room, a separate toilet, a pantry with connection to a washing machine and dryer, a vestibule, and a hallway.

The interior was created in 2013 by the **well-known Brno architect Radko Květ**. The threshold-free space features floors made of **oiled oak wood**, which was used in combination with **lacquered wood** in the built-in furniture. The floor is exceptionally soundproofed, and both bathrooms have underfloor heating. Large-format windows have double-glazed panes and **exterior blinds**. The equipment also includes **air-conditioning hidden in the suspended ceiling**, trowel-finished concrete walls, a suspended TV with **ambient lighting**, a **built-in sound system** in the living room (preparation for it on the terrace), a large **automatic awning** over the terrace, or a highly secure entrance door. The apartment has a Schiller kitchen unit with first-class Siemens appliances. The space has been impeccably designed and offers sophisticated storage spaces throughout the apartment. Central heating. **The purchase price includes 2 large garage parking spaces and a cellar.**

The Zelené město residential complex is located on the **border of Prague 3 and 9**, in an area with complete civic amenities, **easy transport accessibility**, and **within close reach of several parks**. Not far from the house is a supermarket, a post office, a clinic, shops, kindergartens and primary schools, the Metropolitan University, and several sports grounds. Also within easy reach is a sports hall, a Sokol club, **tennis courts, or a swimming pool**. The Vysočanská metro station is a 5-minute bus ride away, and you can **easily get to the center by tram without changing lines**. Třešňovka Hill is an ideal place for pleasant walks along with other parks in the area that can be reached by a **bike path**.

Interior 129.71 m<sup>2</sup>, terraces and balconies 26.54 m<sup>2</sup>, 6.57 m<sup>2</sup>, 4.52 m<sup>2</sup>, cellar 2.57 m<sup>2</sup>.



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