



## Apartment Two-bedroom (3+kk)

Sold

85.56 m<sup>2</sup>, Prague 9, Hrdlořezy, Učňovská



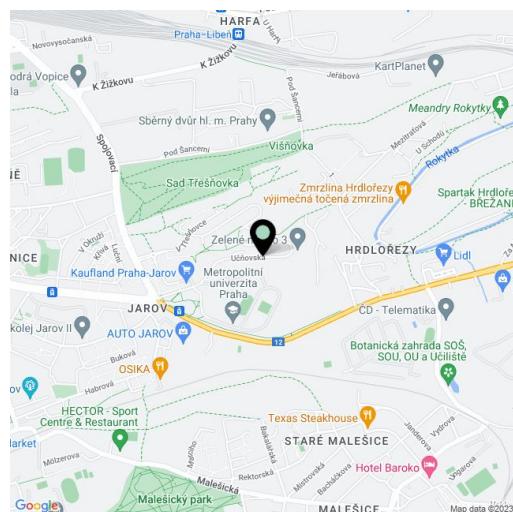


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Total area	93 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
Service price	4 720 CZK monthly
PENB	C
Reference number	39067



\* 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, bright apartment with a balcony overlooking the landscaped residential complex is located on the 5th floor of a building from 2016 with an elevator and a garage. Standing on the border of Prague 3 and Prague 9 within reach of supermarkets, schools, and sports grounds, including bike trails, it is perfectly accessible. The property will be available from 1.12.2021.

The practical layout consists of a living room with a partially separate kitchen, a dining room, and a covered, illuminated balcony, 2 bedrooms, a bathroom (with a bathtub, 2 sinks, a toilet, and a heated towel rail), a separate toilet, a closet (with a washing machine and dryer), and a spacious hall.

Facilities include wooden Euro windows with insulated double-glazed panes and exterior window blinds, wooden floors made of bleached oak, with air-conditioning, a security entrance door (class 3), a videophone, a Smart kitchen with Electrolux appliances by Katalpa, and built-in wardrobes. Central heating. The unit comes with a garage parking space and a cellar storage unit.

The apartment is part of the 2nd stage of the **successful Zelené město project**. This new residential area with a supermarket was created next to the park on Třešňovka Hill, within walking distance of a tram and bus stop with fast links to all metro lines (Vysočanská, Ládví, or Želivského stations). Near by is a kindergarten, elementary, art, and high school, the **Metropolitan University**, a post office, the **Aero art house cinema**, and several sports fields - **tennis courts**, a football field, a multipurpose hall, a Sokol, or an outdoor gym, and the Pražáčka sports and recreation area with a **swimming pool** is also close-by. The location is very pleasant thanks to the large **Malešický forest** and **Smetanka nature park**. A **bike trail** that passes right by the building goes all the way to the center, bypassing any busy roads.

Floor area 85.56 m<sup>2</sup>, balcony 7.06 m<sup>2</sup>, cellar 3.9 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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**ZELENÉ MĚSTO 2**  
ETAPA



NÁZEV MÍSTNOSTI  
NAME OF ROOMS

PLOCHA M<sup>2</sup>  
AREA M<sup>2</sup>

01	předsíň hall	12.90
02	komora utility room	0.67
03	koupelna + WC bathroom + toilet	5.09
04	ložnice bedroom	13.05
05	ložnice bedroom	14.45
06	obývací pokoj + kuchyňský kout living room + kitchen	37.39
07	WC toilet	2.01

MÍSTNOSTI CELKEM  
TOTAL AREA OF ROOMS

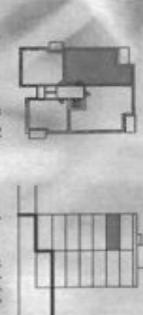
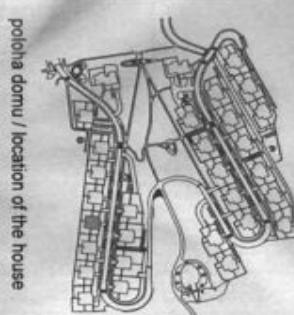
85.56

08 teras/balkon  
terrace/balcony

7.06

BYT CELKEM  
TOTAL AREA OF FLAT

92.52



schema podlaží  
schematic floor plan

schematický řez  
schematic section

Developer



DARAMIS GROUP

Architekt



**BYT J06 - F22**

PODLAŽÍ  
FLOOR

09/2014

Upozornění: Sádrový povlak / Plastered ceiling  
Fotožádostního místnosti (pouze ohlášení čísl. Vyobrazení základního vlastního bytu (ložnice, kuch. linka, koup. atd.) nemí součástí dodávky. Rozsah dodávky je specifikován ve standardu.