



Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 9, Hrdlořezy, V Třešňovce



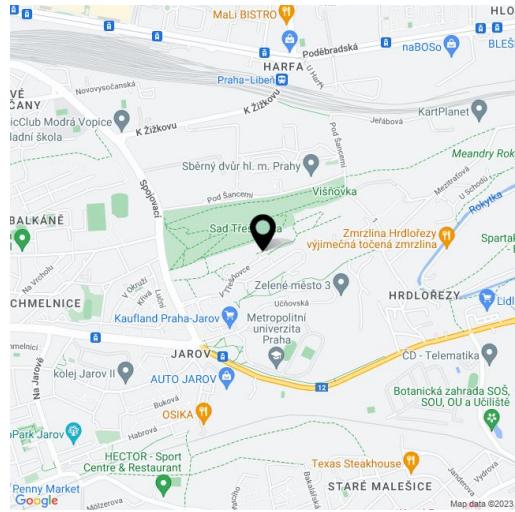


Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 9, Hrdlořezy, V Třešňovce

Total area	101 m ²
Floor area*	92 m ²
Balcony	14 m ²
Parking	One parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	D
Reference number	39197



* 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 very quiet apartment with two balconies, beautiful views of the greenery, and above-standard equipment is situated on the 3rd floor of a modern apartment building with an underground garage and elevator. The building occupies one of the best positions in a residential complex that stands on the corner of a street right next to the entrance to a cherry orchard.

The sunny living room is connected to the dining room, kitchen, and **southeast-facing balcony**. There is also a northwest-facing master bedroom with a **balcony** and a 2nd bedroom with a French window. Both bedrooms offer **unobstructed views of the treetops**. The apartment also consists of a bathroom (bathtub, shower), a separate toilet, a closet, and an entrance hall.

The apartment was completed to a high standard, including **wooden Euro windows**, **wooden floors**, and security entrance doors. Facilities also include complete custom-made equipment, **isothermal foils** on the southwest-facing windows, interior blinds, **LED lights**, a **furniture safe** and a new security device with a **Jablotron** alarm. The unit comes with a **garage parking space and a cellar storage unit**. It is possible to rent additional parking spaces in the building.

The award-winning **Zelené město** residential complex is set in a quiet location on the border of Žižkov and Hrdlořezy. There are playgrounds in the area, and a supermarket, post office, clinic, shops, several kindergartens and elementary schools, and the **Metropolitan University** are all nearby. Within easy reach is a sports hall, a Sokol, tennis courts, or a **swimming pool**. You can easily get to the city center by tram from a nearby stop without having to transfer; the Vysočanská metro station is a few minutes away by bus. **Třešňovka Hill** is a pleasant place for walks. Several **bike trails** will take you to the nearby **Smetanka nature park** or through the park on **Vítkov Hill** to the city center.

Interior 92.47 m², balcony 8.56 m², balcony 4.96 m², cellar 3.3 m².

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



Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 9, Hrdlořezy, V Třešňovce

