Apartment Two-bedroom (3+kk)

Sold

76.2 m², Prague 9, Hrdlořezy, Učňovská

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Total area	83 m²
Floor area*	76 m²
Balcony	7 m²
Parking	Garage parking space
Cellar	Yes
Service price	4 400 CZK monthly
PENB	B
Reference number	39905

* 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 bright modern apartment with a practical layout, a south-facing balcony, and a garage parking space is part of the successful Green City project. The district, built in recent years, is situated in a well-accessible location, within easy reach of all services and parks.

The area of the 5th floor apartment accessible by **elevator** is divided into a living room with an open plan kitchen, 2 bedrooms, a bathroom (with a bathtub), a laundry room, a separate toilet, and an entrance hall. The living room and one bedroom have access to a **sunny covered balcony.**
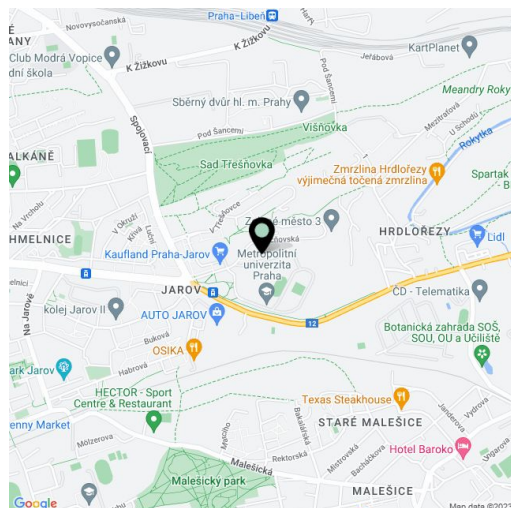
Facilities include **wooden floors**, wooden Euro windows with interior blinds, **Hansgrohe** bathroom radiators, built-in wardrobes in the lobby and bedroom. The Katalpa kitchen is fully equipped with built-in appliances. The purchase price includes a **garage parking space** and a **cellar storage unit.**

There is a supermarket, art school, or the Metropolitan University near the residential complex, and a kindergarten and elementary school, a post office, a pharmacy, and many shops are within 5 minutes by car or public transport. There are several sports grounds in the area and it is close to the **park** on Třešňovka Hill, the **Smetanka Nature Park**, or the **Malešický Forest.**

Interior 76.2 m², balcony 7.1 m², cellar 4.1 m².

The apartment will be available from 1.7.2022.

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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