



## Apartment Two-bedroom (3+kk)

Rented

72 m<sup>2</sup>, Praha 9, Hrdlořezy, Učňovská





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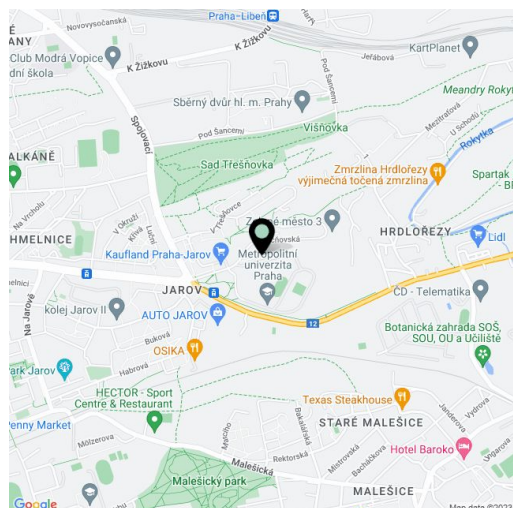
**Rented**72 m<sup>2</sup>, Praha 9, Hrdlořezy, Učňovská

Total area	85 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Garden	176 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	23650
Available from	Immediately

Boasting a 193 m<sup>2</sup> garden and a 13 m<sup>2</sup> terrace, this 2-bedroom flat is situated on the second floor of the Zelené město II project, with camera system, underground parking and children's playgrounds. Green location on the border of Hrdlořezy, Prague 9 and Žižkov, Prague 3, with tram and bus connections to the city center or metro - nearest metro station Palmovka. Very good amenities in close vicinity.

The interior features two separate bedrooms, living room with a fully fitted open kitchen and dining area, bathroom with bathtub, double sink and toilet, laundry room, a guest toilet, and entry hall. The terrace / garden is accessible from one bedroom and living room.

Quality materials and equipment, wooden floors, tiles, security entry door, French windows, automatic outdoor blinds, built-in wardrobes, induction cooktop, dishwasher, microwave oven, Internet, video entry phone, alarm connected to a security agency, cellar, lift. South / West orientation. One garage parking space included. Common building charges and deposit for utilities CZK 3500 per month. Electricity will be transferred to the tenant. Available from May 2020.



\* 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.



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Upozornění: Přesný popis podlahy a měření je pouze orientační. Vybavení a zařízení v příloze (bytlí, podlahy, kuch. linka, at. spotřebiče, atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. This drawing is for illustration only. The set up of fixtures (furniture, kitchen, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard.



NÁZEV MÍSTNOSTI NAME OF ROOMS	PLOCHA M <sup>2</sup> AREA M <sup>2</sup>
01 předstěn hall	10.78
02 WC toilet	1.73
03 obývací pokoj + kuchyňský koutek living room + kitchen	27.23
04 ložnice bedroom	12.80
05 ložnice bedroom	15.36
06 koridorek utility room	0.76
07 koupelna + WC bathroom + WC	4.25
<b>MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS</b>	<b>72.90</b>
08 terasa terrace	12.78
<b>BYT CELKEM TOTAL AREA OF FLAT</b>	<b>85.68</b>
09 zahrada garden	178.75

**BYT J02 - C05**

PODLAŽÍ FLOOR  
BUDOVA BYT BUILDING FLAT

09/2014

**DARAMIS GROUP**  
Architekt

**DG**  
Developer

**LOKALITA :** JIH

**OBJEKT :** C

**PODLAŽÍ :** 2.NP

**BYT :** 3+kk

podoba domu / location of the house

schema podlaží  
schematic floor plan

schemařický řez  
schematic section