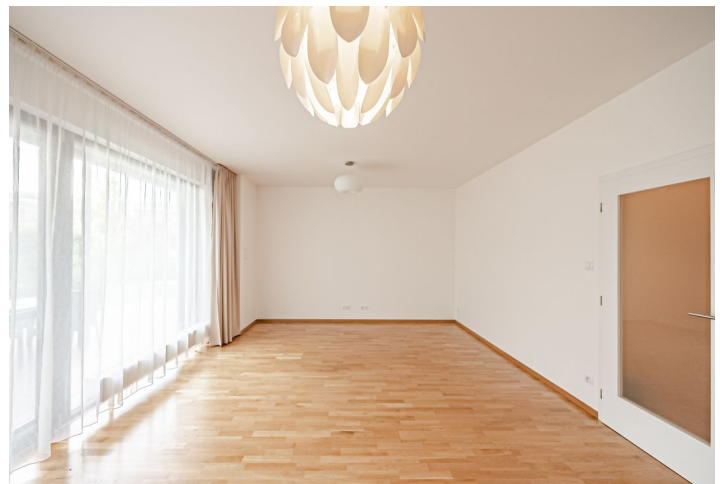




## Apartment Two-bedroom (3+kk)

Rented

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





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Rented

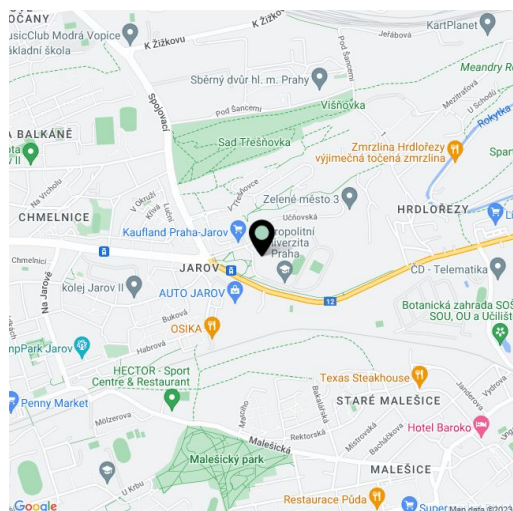
85 m<sup>2</sup>, Praha 9, Hrdlořezy, Učňovská

Total area	97 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Garden	280 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges, water, and heating including deposit for electricity CZK 7,000 per month.
PENB	B
Reference number	28188
Available from	Immediately

This unfurnished apartment with a 280 sq. m. garden is on the lower ground floor of the contemporary Zelené město II project, with a camera system, underground parking, and children's playgrounds. A green location on the border of Hrdlořezy, Prague 9, and Žižkov, Prague 3, near Smetanka Park, with tram and bus connections to the city center or metro, very good amenities in close vicinity (three-min. walk to trams and a Kaufland supermarket).

The apartment features a comfortable living room with a fully fitted open plan kitchen and dining area, two separate bedrooms, a bathroom (bathtub, walk-in shower, toilet), a guest toilet, and an entrance hall. All main rooms have French windows leading to the **terrace and garden**.

Wooden floating floors, tiles, security entry door, built-in wardrobes and storage, large-format windows, insect nets, dishwasher, induction cooktop, garden house, automatic irrigation, lawn mower, **cellar**. One **garage parking** space included.



\* 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.