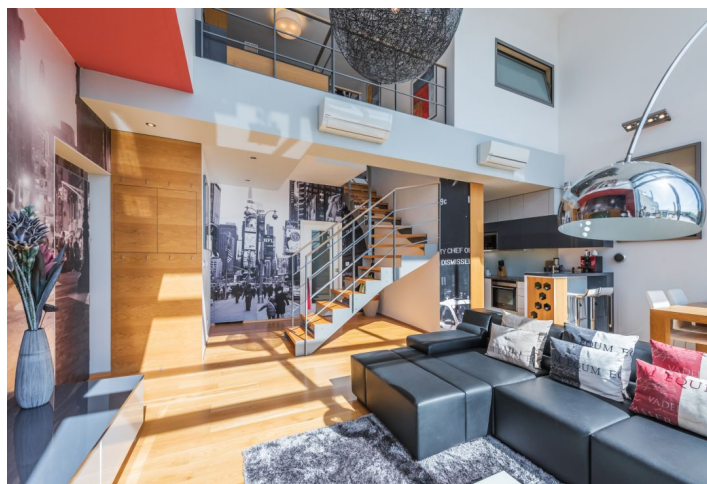




## Apartment Two-bedroom (3+kk)

Rented

113 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitrašová





## Apartment Two-bedroom (3+kk)

Rented

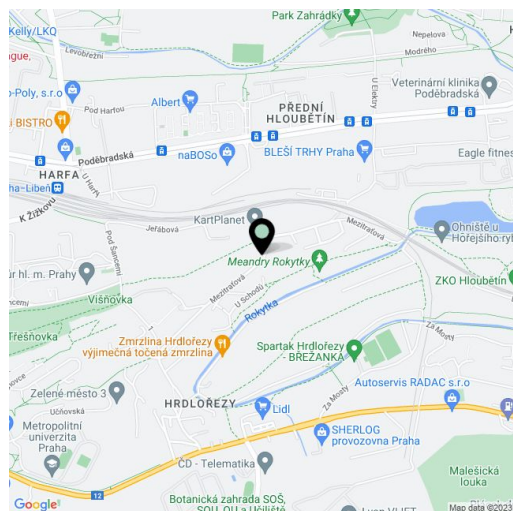
113 m<sup>2</sup>, Prague 9, Hrdlořezy, Mezitraťová

Total area	165 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Terrace	52 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32630
Available from	Immediately

Attractive duplex in an attractive residential project in a beautiful green location. Boasting a 52 m<sup>2</sup> terrace overlooking the surrounding greenery incl. the local forest, this is a completely furnished, quiet 2-bedroom 2-bathroom split-level apartment. Situated on the third top floor with lift in a contemporary gated residential project with a shared garden, camera system and underground parking. Set in a green hillside, with a private access road, in a tranquil natural location with quick access to the city center (15 min. by car), with a bus stop just 100 m away.

The lower level features a bright comfortable living room with a double height ceiling, a fully fitted open plan kitchen, a dining area and terrace access, a spacious bedroom with an en-suite bathroom (bathtub), a separate toilet, a **walk-in closet**, and an open entrance hall. The upper floor includes a spacious **gallery**, a bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, bathtub, bidet, toilet), an additional **walk-in closet**.

**Air-conditioning** in the living room and the upstairs bedroom, **smart home system**, **hardwood floors**, tiles, security entry door, external blinds, **Bang & Olufsen** sound system, central gas heating, washer, dishwasher, microwave oven, built-in storage space, Apple TV - two TVs, video entry phone, **cellar**. The enclosed compound with a chip access gate provides its residents with absolute peace and privacy. The apartment is offered including **two parking spaces**. Service charges, utilities and Internet fee: approx. CZK 8,000 per month. Available from September 2022.



\* 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.