



Apartment Two-bedroom (3+kk)

Sold

85.56 m², Prague 9, Hrdlořezy, Učňovská





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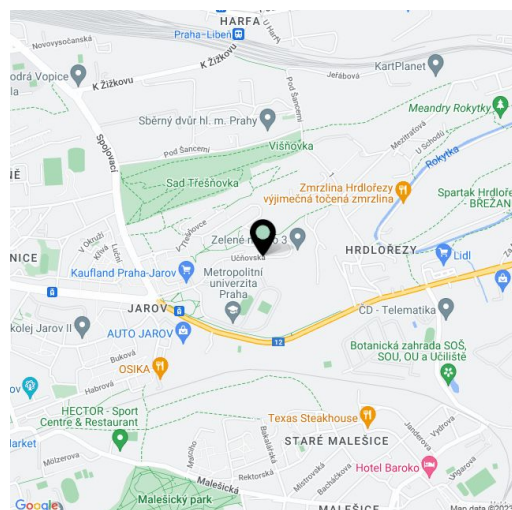
Total area	93 m ²
Floor area*	86 m ²
Balcony	7 m ²
Parking	Garage parking space
Cellar	Yes
Service price	4 720 CZK monthly
PENB	C
Reference number	39067

This modern, bright apartment with a balcony overlooking the landscaped residential complex is located on the 5th floor of a building from 2016 with an elevator and a garage. Standing on the border of Prague 3 and Prague 9 within reach of supermarkets, schools, and sports grounds, including bike trails, it is perfectly accessible. The property will be available from 1.12.2021.

The practical layout consists of a living room with a partially separate kitchen, a dining room, and a **covered, illuminated balcony**, 2 bedrooms, a bathroom (with a bathtub, 2 sinks, a toilet, and a heated towel rail), a separate toilet, a closet (with a washing machine and dryer), and a spacious hall.

Facilities include **wooden Euro windows** with insulated double-glazed panes and **exterior window blinds**, wooden floors made of **bleached oak**, with air-conditioning, a security entrance door (class 3), a videophone, a Smart kitchen with Electrolux appliances by Katalpa, and built-in wardrobes. Central heating. The unit comes with a **garage parking space and a cellar storage unit**.

The apartment is part of the 2nd stage of the **successful Zelené město project**. This new residential area with a supermarket was created next to the **park on Třešňovka Hill**, within walking distance of a tram and bus stop with fast links to all metro lines (Vysočanská, Ládví, or Želivského stations). Nearby is a kindergarten, elementary, art, and high school, the **Metropolitan University**, a post office, the **Aero art house cinema**, and several sports fields - **tennis courts**, a football field, a multipurpose hall, a Sokol, or an outdoor gym, and the Pražka sports and recreation area with a **swimming pool** is also close-by. The location is very pleasant thanks to the large **Malešický forest and Smetanka nature park**. A bike trail that passes right by the building goes all the way to the center, bypassing any busy roads.



* 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.

Floor area 85.56 m², balcony 7.06 m², cellar 3.9 m².

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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ZELENE MĚSTO 2
ETAPA



Usporiadání: Srdcový podhled / Covered ceiling
Předmět: Plošný jednolitý strop s povrchovou úpravou v podobě dřeva. Vybavené zařízením v podobě bytu (obývací, kuch. linka, at. spotřebiče, atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu.
This drawing is for illustration only. The set-up of interior (furniture, kitchen, etc. appliances, 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 ² AREA M ²
01 předstih hall	12.90
02 komora utility room	0.67
03 koupelna + WC bathroom + toilet	5.09
04 ložnice bedroom	13.05
05 ložnice bedroom	14.45
06 obývací pokoj + kuchyňský kout living room + kitchen	37.39
07 WC toilet	2.01
MÍSTNOSTI CELKEM TOTAL AREA OF ROOMS	85.56
08 terasa/balkon terrace/balcony	7.06
BYT CELKEM TOTAL AREA OF FLAT	92.62

LOKALITA : JIH

OBJEKT : F

PODLAŽÍ : 6.NP

BYT : 3+kk

poloha domu / location of the house

schema podlaží / schematic floor plan

schématický řez / schematic section

Developer: **DG**

DARAMIS GROUP
Architekti

BYT J06 - F22
PODLAŽÍ / FLOOR: 6.NP
BYT / BUILDING FLAT: 3+kk

09/2014