



## Apartment Two-bedroom (3+kk)

Sold

85.56 m<sup>2</sup>, Prague 9, Hrdlořezy, Učňovská





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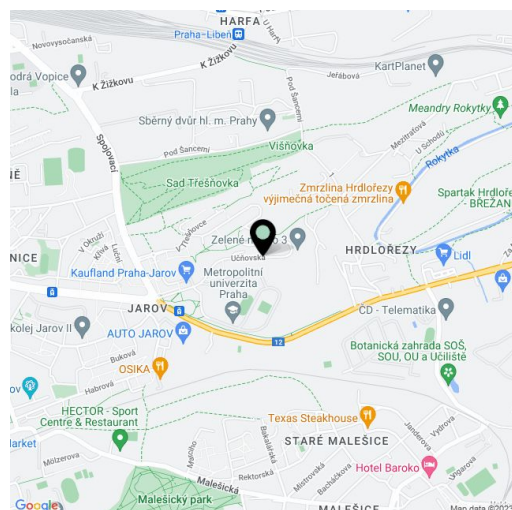
Total area	93 m <sup>2</sup>
Floor area*	86 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	500 000
Cellar	Yes
Service price	4 720 CZK monthly
PENB	C
Reference number	39067

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 m<sup>2</sup>, balcony 7.06 m<sup>2</sup>, cellar 3.9 m<sup>2</sup>.

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 MESTO 2  
ETAPA



NÁZEV MÍSTNOSTI  
NAME OF ROOMS

PLOCHA M<sup>2</sup>  
AREA M<sup>2</sup>

01 předstíň 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

92.52



Usporádaní: Srdlečný podhled / lowered ceiling  
Plochy jednotlivých místností jsou pouze orientační. Vybavení zařazené v plánuch bytů (obědňák, kuch. linka, at. spotřebiče, atd.) není součástí dodávky. Rozsah dodávek je specifikován ve standardu. This drawing is for illustration only. The set up of interior (furniture, kitchen, at. appliance, etc.) featured in the apartment drawings is not subject of delivery. The scope of delivery is specified in the standard.

**LOKALITA :** JIH

**OBJEKT :** F

**PODLAŽÍ :** 6.NP

**BYT :** 3+kk

**poloha domu / location of the house**

**schemata podlaží / schematic floor plan**

**schematický řez / schematic section**

**BYT J06 - F22**

PODLAŽÍ  
FLOOR

BYT  
BUILDING

FLAT

09/2014

**Developer**

**DG**

**DARAMIS GROUP**

Architekt

**CAFISUVA**