



## Apartment Three-bedroom (4+kk)

Sold

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



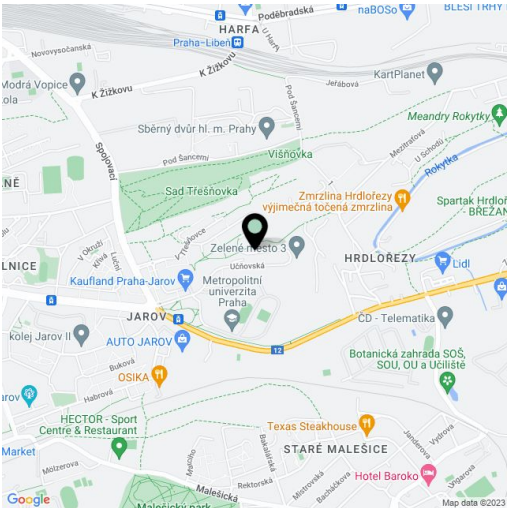


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Total area	150 m²
Floor area*	132 m²
Balcony	7 m²
Terrace	11 m²
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	27102



\* 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.

This maisonette townhouse with a balcony, terrace, and private garden with stunning views of the surrounding wooded hills is part of a modern residence with a garage, located in a quiet neighborhood with a direct tram connection to the city center.

The entrance to the apartment is at the garden level (ground floor). In the entry and staircase hall there is a door to a separate toilet and another to a corridor that leads to **two bedrooms** boasting attractive views and access to the garden and a separate bathroom. A glass door opens onto a **living room with a kitchen, a dining area**, and access to the garden. The **double-height ceiling** (5.5 meters) and **large-format windows** create a feeling of unlimited space without borders between the interior and the exterior. Upstairs, there is a gallery with green views, a utility room, and a bedroom with a bathroom, balcony, and walk-in closet.

The interior boasts **natural materials** including **wooden floors, doors, and stairs (the stairs feature interestingly designed handrails)**. The windows have wooden blinds. The kitchen unit is fully equipped with a **BOSCH** induction hob, oven, and hood and a **FRANKE** sink and tap. The apartment includes two covered parking spaces and a cellar. The layout of the apartment can be further extended by reducing the ceiling in the living room and creating another bedroom on the upper floor. The garden features a **terrace** with a wooden surface, a lawn, trees, and a **garden house**.

The surrounding area offer many opportunities for **sports & leisure** on **Třešňovka Hill**, complete with a playground and an lookout point. You can also enjoy walks in the **Smetanka Nature Park**, **Malešice Forest**, and for exercise and fun head to the **Pražáčka sports and recreation area** with a swimming pool and tennis courts. Schools, shops, and other services are within walking distance. A direct connection to the center is provided by trams. The nearest metro station is **Vysočanská** (line B), which is 6 minutes away by bus. The location also provides an **easy exit from Prague** thanks to nearby Českokobrodská Street and entrance ramps to the D8, D11, and D12 highways.

Interior 131.6 m², terrace 11.28 m², balcony 6.64 m², garden 256 m², cellar 6.92 m².

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

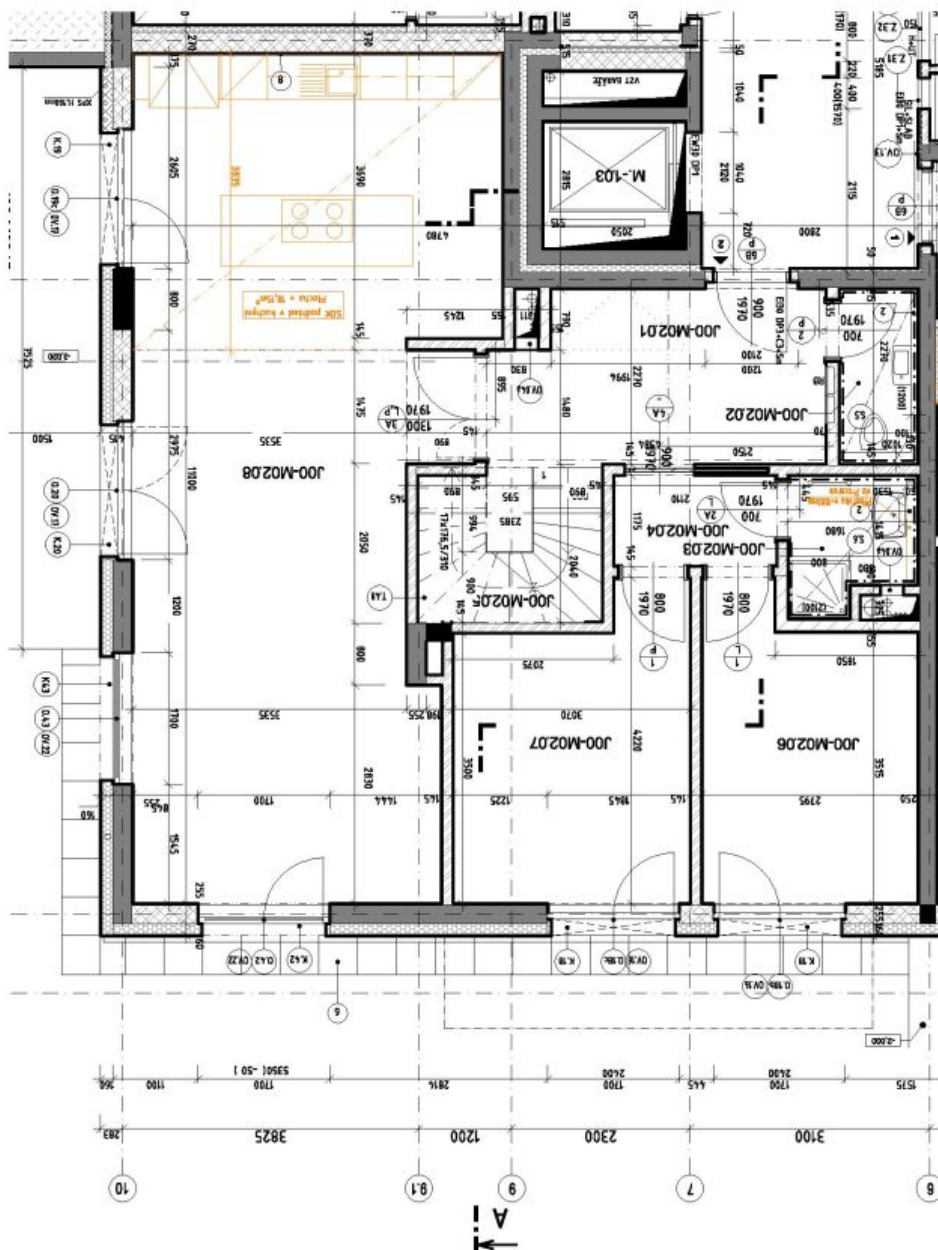


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Pozn.: Realizace bude provedena dle Polynů pro zprovoznění ST a NDST, pokud není na výkrese uvedeno jinak.



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VYPRACOVÁLA Bc. T. KOŠIVANOVÁ



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