



## Apartment Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Prague 9, Hrdlořezy, V Třešňovce





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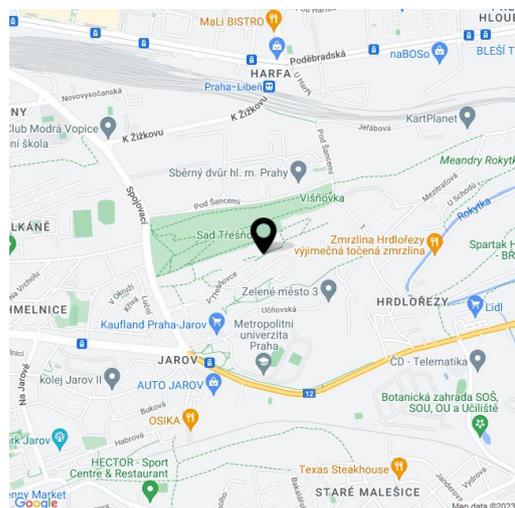
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Total area	171 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Terrace	39 m <sup>2</sup>
Parking	2 garage spaces No. 54 + 55 in an underground parking
Cellar	Yes
PENB	G
Reference number	36183

This quiet, modern air-conditioned apartment with a practical layout and plenty of storage space, designer interior features, high quality materials, 3 terraces, and a view of a cherry orchard is located on the top floor of a five-story building with an underground garage and an elevator in the award-winning Green City (Zelené Město) residence, on a side street next to a playground and park.

In the **southeast** part of the apartment, there is a living room with an open plan kitchen and a **sunny terrace**. There is also a master bedroom with an en-suite bathroom (shower, toilet, bidet) and a balcony, another 2 bedrooms (one with a balcony, the second with a French window with **unobstructed views of the orchard**), a central bathroom (bathtub, shower), a dressing room, a separate toilet, a pantry with connection to a washing machine and dryer, a vestibule, and a hallway.

The interior was created in 2013 by the **well-known Brno architect Radko Květ**. The threshold-free space features floors made of **oiled oak wood**, which was used in combination with **lacquered wood** in the built-in furniture. The floor is exceptionally soundproofed, and both bathrooms have underfloor heating. Large-format windows have double-glazed panes and **exterior blinds**. The equipment also includes **air-conditioning hidden in the suspended ceiling**, trowel-finished concrete walls, a suspended TV with **ambient lighting**, a **built-in sound system** in the living room (preparation for it on the terrace), a large **automatic awning** over the terrace, or a highly secure entrance door. The apartment has a Schiller kitchen unit with first-class Siemens appliances. The space has been impeccably designed and offers sophisticated storage spaces throughout the apartment. Central heating. **The purchase price includes 2 large garage parking spaces and a cellar.**



\* 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.

The Zelené město residential complex is located on the **border of Prague 3 and 9**, in an area with complete civic amenities, **easy transport accessibility, and within close reach of several parks**. Not far from the house is a supermarket, a post office, a clinic, shops, kindergartens and primary schools, the Metropolitan University, and several sports grounds. Also within easy reach is a sports hall, a Sokol club, **tennis courts, or a swimming pool**. The Vysočanská metro station is a **5-minute bus ride away, and you can easily get to the center by tram without changing lines**. Třešňovka Hill is an ideal place for pleasant walks along with other parks in the area that can be reached by a **bike path**.

Interior 129.71 m<sup>2</sup>, terraces and balconies 26.54 m<sup>2</sup>, 6.57 m<sup>2</sup>, 4.52 m<sup>2</sup>, cellar 2.57 m<sup>2</sup>.



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