



🏠 95 m<sup>2</sup> 📄 Učňovská, Praha 9 - Hrdlořezy 📅 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N7352</b>	Price	<b>Leased</b>
Address	<b>Učňovská, Praha 9 - Hrdlořezy</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>95 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>5th floor</b>	Device	<b>No</b>
Parking	<b>2</b>	Terrace	<b>7 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>1. 5. 2025</b>		

## About real estate

We offer for rent an apartment 4+kt with a usable area of 95 sqm with a terrace in a new building of the development project Zelené Město 2, in a quiet area of Prague 9 - Hrdlořezy. The apartment is situated on the 6th floor with elevator. The apartment has a garage for 2 cars and a cellar, which are included in the price.

The layout offers a spacious living room with kitchenette equipped with all appliances - induction hob, extractor hood, hot air oven, dishwasher and fridge with freezer, three bedrooms, entrance hall, bathroom with bath and toilet, separate guest toilet and utility room. The living room and also one of the bedrooms has access to a terrace with a beautiful view of the surrounding greenery. The apartment is partly equipped with built-in wardrobes.

The location offers full civic amenities. Great transport accessibility both by car and public transport. The Connecting stop is just a few steps away from the house. In the vicinity there is a park Třešňovka and Malešický les and also several sports grounds.

Available from 01.05.2025.

There is no energy label.