

## Apartment Two-bedroom (3+kk)

Rented

119 m<sup>2</sup>, Prague 5, Smíchov, Švédská



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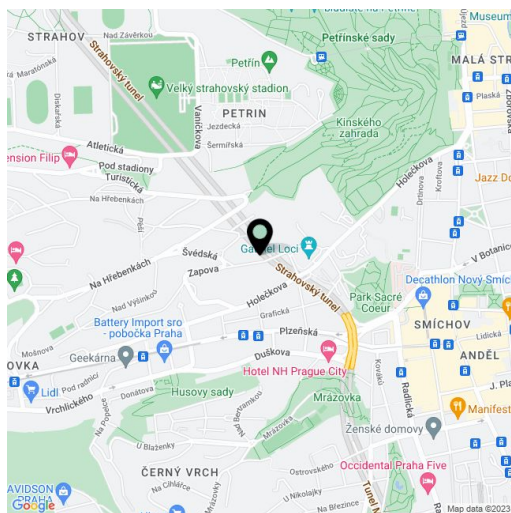
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Total area	127 m <sup>2</sup>
Floor area*	119 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Parking in underground garages. Possibility of a second parking space.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, heating, electricity, and Internet CZK 11,200.
PENB	G
Reference number	100999
Available from	Immediately

This modern air-conditioned furnished 2-bedroom apartment with an 8 sq. m. balcony is on the sixth floor of the Residence Sacre Coeur project located in Hřebenky, a highly sought-after residential area in Prague, close to Kinského Garden, Petřín Hill, and the Nový Smíchov shopping and entertainment center.

The residence offers a 24-hour reception, a private garden with a playground in the courtyard, garage parking, and a camera surveillance system. The apartment has a fully fitted kitchen open to the living room with floor-to-ceiling windows and access to the balcony providing unobstructed panoramic views of Prague, 2 bedrooms, a spacious entry hall, a closet, a full bathroom (tub, shower, double sink, bidet, and toilet), and a separate guest toilet.

Security door, wooden floors, tiles, heated floor in bathroom, central heating, air-conditioning in all rooms, plenty of storage space, cooktop, washer, dryer, dishwasher, microwave oven, garden, furniture on the balcony, satellite HDTV, 11 sq. m. brick cellar directly by the parking space, elevator from the garage, chip card entry. Quiet area with bus connections, 5 minutes to the Újezd trams or Anděl metro. Convenient to the French School.



\* 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.

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