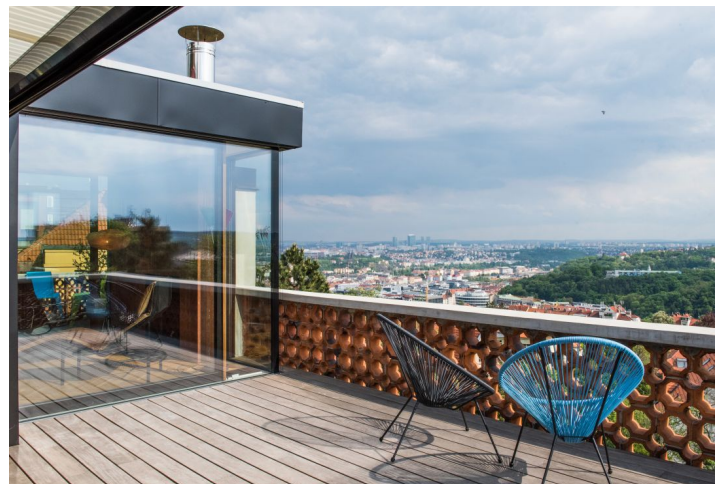


## House Four-bedroom (5+kk)

Rented

192 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách



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Rented

192 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách

Total area	192 m <sup>2</sup>
Plot	161 m <sup>2</sup>
Foot print	91 m <sup>2</sup>
Garden	70 m <sup>2</sup>
Floor area	145 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	Yes
Service price	Charges for water, garbage removal, and garden maintenance CZK 2,000. Gas and electricity - transferred to the tenant.
PENB	G
Reference number	35819
Available from	Immediately

Boasting an original and unique interior design and artwork, this impressive, partly furnished townhouse has been refurbished by the renowned FormaFatal architectural studio. Set on a green southern slope in the highly sought-after residential neighborhood of Hřebenky, the home benefits from a cozy landscaped garden and two terraces providing spectacular far-reaching views of Prague and the surrounding gardens and greenery. Located within easy reach of the Kinský Garden, Petřín Hill, and Klamovka and Ladronka parks as well as full amenities, a short drive to the Anděl metro station and Nový Smíchov shopping and entertainment center.

The ground floor features a comfortable lounge/library with access to the **garden**, a bedroom with a fully fitted kitchenette and built-in wardrobes, a bathroom with a shower and a toilet, a hall with a laundry area and built-in storage space, and an entrance hall. The upper floor offers a fully fitted open plan kitchen, a dining room, a living room with a **fireplace**, and access to both **terraces**. There are two bedrooms that face the garden and a bathroom with a shower, bidet, and toilet. The house also has a **cellar** with a utility area and storage. To get to the house you have to climb a flight of stairs.

Magnificent green views, high-standard equipment, **air-conditioning** in the upstairs living and kitchen area, **travertine walls** (bathrooms, fireplace), **renovated hardwood parquet floors and stairs, epoxy resin screed flooring**, underfloor heating, gas boiler, oversized windows, external blinds, washer, dryer, Miele kitchen appliances incl. a dishwasher and an induction cooktop, garden furniture. A single **garage** is available.

