



## Apartment Four-bedroom (5+kk)

Rented

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

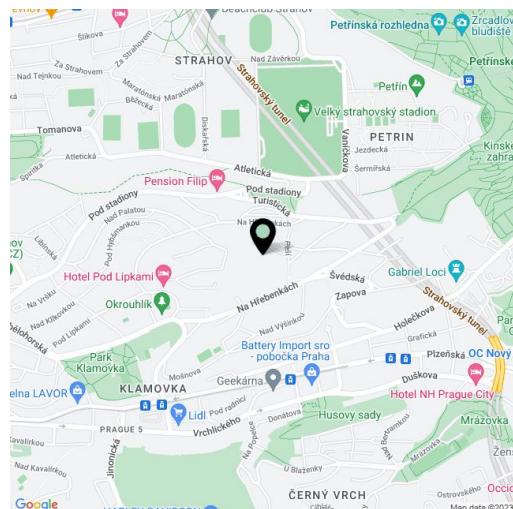




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Total area	250 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Building charges CZK 11,000/month. Electricity will be transferred to the tenant.
PENB	G
Reference number	100835
Available from	Immediately



\* 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.

**Newly reconstructed, elegant, unfurnished split-level apartment with two balconies in a Functionalist villa with a terrace in nicely landscaped garden. This attractive location on the border of Prague 5 and 6 provides plenty of greenery, a wide range of sports facilities, and easy access to the Anděl center of Smíchov with complete services. The Lávka or Petřín parks are right by the building and Klamovka Garden or Sacré Coeur Park are also close-by. Within reach is an international private or state kindergarten, an elementary school, or the French Lyceum. A bus stop is within walking distance; when traveling by car, the nearby entrance to the tunnel complex facilitates quick and easy driving.**

The apartment faces south so it is very bright and the numerous windows provide lovely views of Prague. On the lower level is a fully equipped modern kitchen open onto a large dining/living room, storage and laundry rooms, a toilet, and a walk-in closet. Upstairs are all the bedrooms (one is en-suite, two have balconies), a 50 m<sup>2</sup> family room, walk-in closet, and 2 designer bathrooms, each with a toilet.

Parquet and tile floors, ceiling heating and air-conditioning, built-in wardrobes, patio with seating, telephone line, Internet and satellite TV connections, alarm, storage space in the garden. The apartment can be accessed both from the garden and first floor levels.