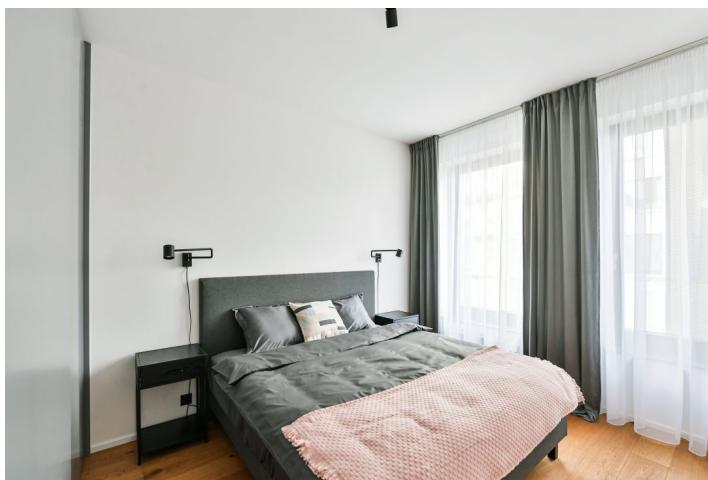




## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 5, Smíchov, Grafická



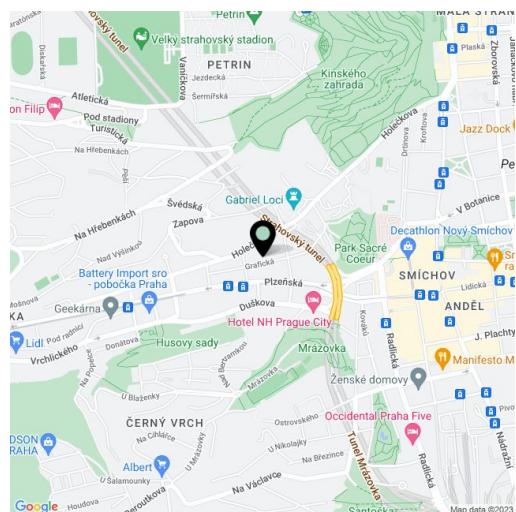


## Apartment Two-bedroom (3+kk)

Rented

85 m<sup>2</sup>, Prague 5, Smíchov, Grafická

Total area	97 m <sup>2</sup>
Floor area*	85 m <sup>2</sup>
Loggia	12 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and electricity CZK 8,000.
PENB	B
Reference number	101231
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.

**This brand new fully furnished apartment with an enclosed balcony (12 sq. m.), on the 1st floor of the modern Neugraf project with a 24/7 reception, spa, shared courtyard, and underground parking is located on a slope in Hřebenky, a highly sought-after residential area in close vicinity of Kinského Garden, Petřín Hill, Sacré Coeur Park, and the Nový Smíchov shopping and entertainment center. A quiet area with quick access to the city center, a 10 min. walk through a park to the Anděl metro station, convenient to the Újezd tram stop and French School, with a direct route to the airport, a few min. walk to a tram and bus stop.**

The interior features a living room with a fully fitted open plan kitchen and large **enclosed balcony**, 2 **air-conditioned** bedrooms, a bathroom including a bathtub and toilet, a utility room, and an entrance hall with built-in wardrobes.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, smart home system**, built-in wardrobe in one bedroom, automatic exterior blinds in the living room, underfloor heating in the bathroom, washer/dryer, dishwasher, induction cooktop, microwave oven, **cellar**. A **wellness** zone with a sauna is available for the residents. A **garage** parking space is included in the rent.