



Apartment One-bedroom (2+kk)

Rented

74 m², Prague 5, Smíchov, Grafická



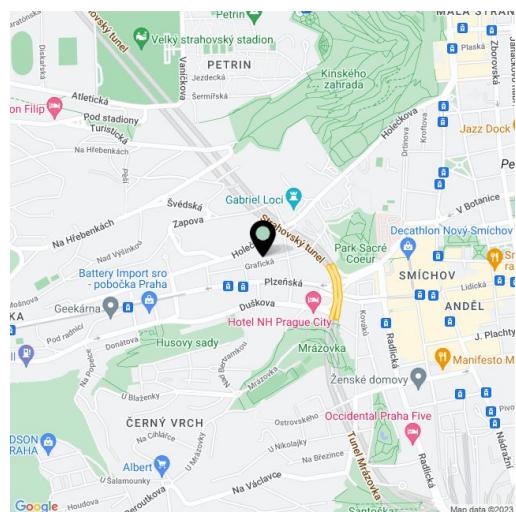


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Total area	101 m ²
Floor area*	74 m ²
Terrace	27 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity - transferred to the tenant.
PENB	B
Reference number	102623
Available 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 modern, unfurnished apartment with 2 terraces is on the ground floor of the contemporary Neugraf project with a 24/7 reception, a spa, a shared courtyard, and a roof terrace, plus underground parking. 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 the 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 **terrace** facing the quiet green courtyard, a bedroom with a **walk-in closet** and **terrace** facing the atrium, a bathroom (bathtub, toilet), a utility room/walk-in closet, a guest toilet, and an entrance hall.

Air-conditioning, hardwood floors, tiles, high ceilings, security entry door, automatic exterior blinds, central heating, underfloor heating in the bathroom, dishwasher, induction cooktop, steam oven, combination fan/microwave oven, cellar. A wellness zone with a sauna and a panoramic terrace with a sitting area and a barbecue are available for the residents. A garage parking space is included.