



## Apartment One-bedroom (2+kk)

Rented

72 m<sup>2</sup>, Prague 5, Smíchov, U Okrouhlíku



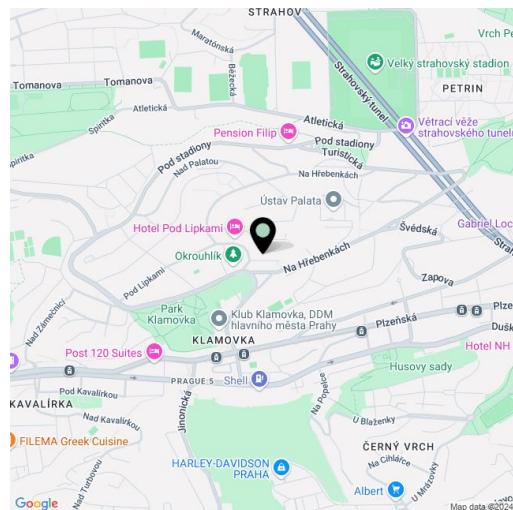


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Total area	72 m <sup>2</sup>
Garden	44 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity is billed separately.
PENB	B
Reference number	106163
Available 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.

**Benefiting from a private garden, this good quality furnished split-level apartment is situated on the ground floor of a recently built residential project. Located on a quiet cul-de-sac in the residential neighborhood of Hřebenky in Prague 5, in close vicinity of the Klamovka and Ladronka parks, and Strahov, offering sports and leisure activities. Quick access to full amenities and the city center; bus and tram stops offering direct connections to the Anděl shopping mall and metro station are just a few minutes away.**

The lower level of the apartment includes a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, a bathroom (walk-in shower, bidet, toilet), a utility/storage room, and an entrance hall with a built-in wardrobe. The upper level features a bedroom with a built-in wardrobe, a second bathroom (bathtub, toilet), and a **walk-in closet/storage room**.

**Air-conditioning, hardwood floors, tiles, automatic exterior blinds, central heating, washing machine, dishwasher, induction stove top, steam oven, garden barbecue grill, lawn mower, automatic irrigation.** An underground **garage parking** space is included.