



## Apartment Three-bedroom (4+kk)

Rented

109 m<sup>2</sup>, Prague 5, Smíchov, Podbělohorská





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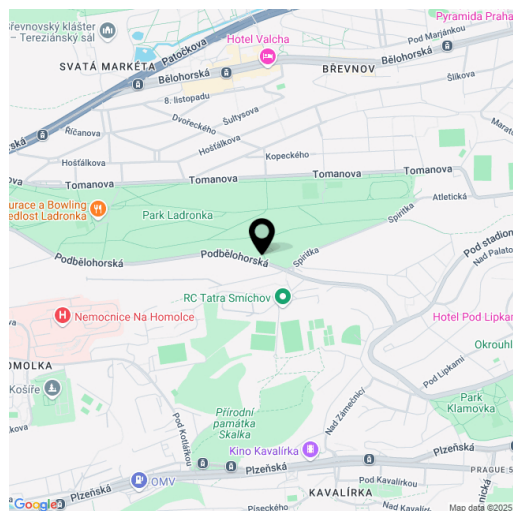
**Rented**109 m<sup>2</sup>, Prague 5, Smíchov, Podbélhorská

Total area	339 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	230 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and garage maintenance: CZK 9,500. Electricity is billed separately.
PENB	A
Reference number	108684
Available from	Immediately

Boasting a large terrace, this high-standard completely furnished 2-bathroom apartment is on the 2nd floor in the modern Císařská vinice Residence with parking and a shared garden wine house with wine boxes and seating. The project was designed by the renowned Prague atelier Podlipný Sladký architekti. Located in a quiet green neighborhood on a southern slope in Císařka, Prague 5, close to the Skalka nature park and monument, and the popular Ladronka park with biking and in-line skating trails. An area with quick access to the city center and regular bus connections - the closest metro stations are Nemocnice Motol and Anděl.

The interior features a living room with a fully fitted open plan kitchen and dining area, a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), two bedrooms - with built-in wardrobes, a family bathroom (walk-in shower, bathtub), a separate toilet, and an entrance hall with built-in wardrobes. The **terrace** (with garden beds and irrigation) is accessible from the living room and two bedrooms.

**Loxone smart home system, oak floors, tiles, wooden panelling, custom-made built-in storage, French windows, automatic exterior blinds, ceiling cooling and heating, solar panels, underfloor heating in the bathrooms, Villeroy&Boch sanitary ware, washer, dryer, dishwasher, microwave oven, two cellars, community compost bin in the garden. Two garage parking spaces** are included (one with a charger for electric cars).



\* 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.



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