



## Apartment Two-bedroom (3+kk)

Rented

100 m², Prague 5, Smíchov, U Pernikářky





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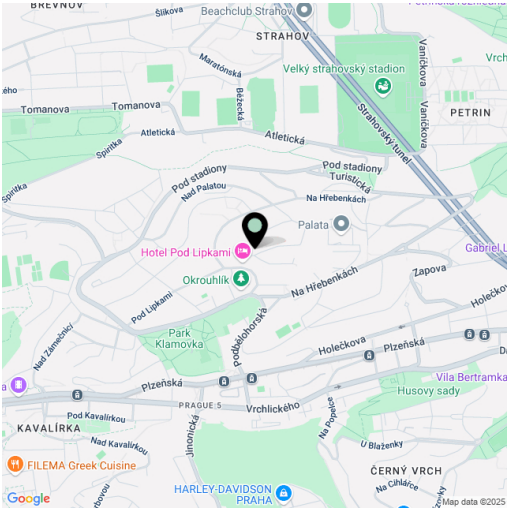
100 m², Prague 5, Smíchov, U Pernikářky

Total area	100 m²
Garden	69 m²
Parking	-
Cellar	Yes
Service price	Monthly deposit for services and water: CZK 2,000. Electricity and gas are billed separately.
PENB	Not required
Reference number	109086
Available from	Immediately

This completely refurbished, semi-furnished apartment with private access to the garden is situated on the ground floor of a traditional villa set on a quiet dead-end street in the premium location of Hřebenky, Prague 5. The building stands in a residential area at the foot of Strahov Hill, offering a peaceful private atmosphere. Located in close vicinity of the Klamovka and Ladronka parks, with quick access to full amenities and the city center, with nearby bus and tram stops offering direct connections to the Nový Smíchov shopping mall and the Anděl metro station. Conveniently located for the French, German, and Japanese Schools and Prague 6 international schools.

The bright interior includes a large living room with a **slow burning stove**, a fully fitted open plan kitchen and access to the **terrace/garden**, a master bedroom with a built-in wardrobe, a children's bedroom with a built-in wardrobe, a bathroom (bathtub, walk-in shower, toilet), a separate toilet with a bidet shower, a utility room, and an entrance hall with a built-in wardrobe.

**Hardwood parquet floors**, tiles, custom made built-in furniture, roller blinds, gas boiler, underfloor heating in the bathroom, washer, dryer, dishwasher, induction stove top, microwave oven, alarm, large **cellar**.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.