



## Apartment Four-bedroom (5+kk)

€ 1 088 743 | CZK 26 500 000

163 m², Prague 5, Smíchov, U Nesypky





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Total area	226 m²
Floor area*	163 m²
Terrace	62 m²
Front garden	74 m²
Parking	Two garage parking spaces
Garage	Yes
Cellar	1 m²
PENB	C
Reference number	110967

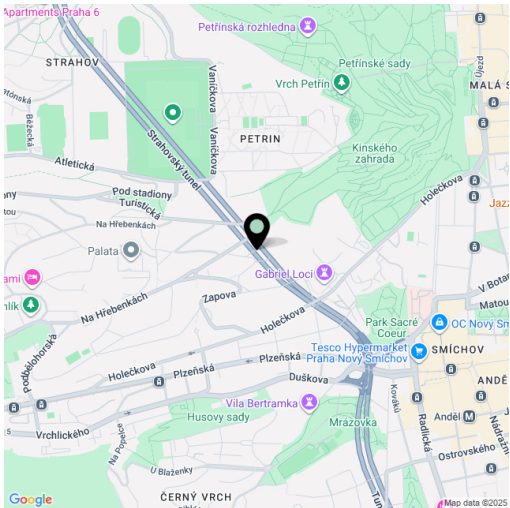
This very spacious family apartment with three bathrooms, a front garden, and a large terrace is located on the ground floor of a gated residential complex with an underground garage, where two parking spaces are reserved for the apartment. Hřebenka Residence enjoys an ideal location in an exclusive, green setting near Petřín, while still being within convenient reach of all necessary amenities.

The apartment layout features a corner living room with an adjoining dining area and kitchen, 4 bedrooms, a large bathroom with a **Jacuzzi tub**, **massage shower**, bidet, and double sink, additional two bathrooms with a shower, 2 separate toilets, 2 small walk-in closets/storerooms, and an entry hall. A **60 m² terrace** is accessible from all rooms except one bedroom/study.

French euro-windows are fitted with **security external shutters**, and the apartment is further protected by a **security system**, videophone, and **chip-controlled** building entrance. Floors are wooden. The interior is suitable for modernization. The purchase price includes **2 garage spaces** and a **cellar storage unit**, both accessible by **elevator**. The residence, built in 1997, offers residents access to a **sauna** and **fitness area**.

The tranquil location lies on the border of Prague 5 and 6, in the prestigious villa district of **Na Hřebenkách**. A short walk through **Sacré Coeur Park** leads to the Smíchov pedestrian zone **Anděl**, with shopping centers, restaurants, tram stops, and a metro station. Schools of all levels, including **the French Lycée** and the prestigious **Na Zatlance Gymnasium**, are within comfortable walking distance.

Floor area 163.3 m², terrace 62.2 m², front garden 74 m², cellar 1.2 m².



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





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