



Apartment Three-bedroom (4+kk)

Rented

168 m², Prague 5, Smíchov, Na Hřebenkách





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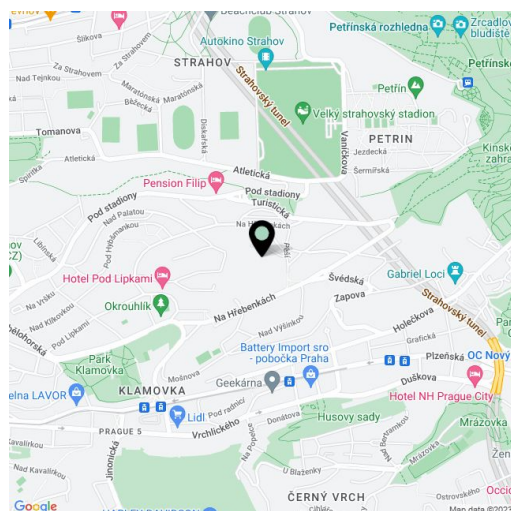
168 m², Prague 5, Smíchov, Na Hřebenkách

Total area	203 m²
Floor area*	168 m²
Terrace	35 m²
Parking	Parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24125
Available from	Immediately

Boasting tasteful renovation, a prestigious location and beautiful unobstructed views of the city, this is a fully refurbished unfurnished 3-bedroom 2-bathroom split-level attic flat with two terraces and access to a shared outdoor Jacuzzi, sauna and garden. Situated on the third floor of a completely renovated traditional villa in a quiet residential neighborhood surrounded by greenery, in close vicinity of the Klamovka Park, and with good connection to the city center - ten minutes to the Anděl commercial center and metro station. Convenient to the French School and Strahov sports center, tennis courts are just minutes from the house.

The interior includes, on the lower level, a spacious living room with a fully fitted open kitchen and dining area, two bedrooms, a full bathroom, shower bathroom with toilet, and an open entry hall with built-in wardrobes and storage. The terraces are accessible from the living room / kitchen and one bedroom. The upper level features an open study and a large third bedroom. The tenants can enjoy the shared garden with a garden house incl. a sauna, a fully fitted kitchen and barbecue, plus a roof terrace with Jacuzzi.

Preserved original details, fireplace, air-conditioning, wooden floors, heated tiles, Miele appliances, dishwasher, alarm, video entry phone, cellar, camera system. No lift. Garage available at CZK 3000/month or free parking on the plot with automatic gate. Common building charges, water and garden maintenance CZK 4500 per month. Charges for using the garden house with sauna and terrace with Jacuzzi CZK 2500 per month. Gas and electricity are billed separately (transfer to the tenant). Unfurnished. Interior: 168 m². Terraces: total of 35 m². Available from March 1, 2017. VAT will be charged on top of all listed prices.



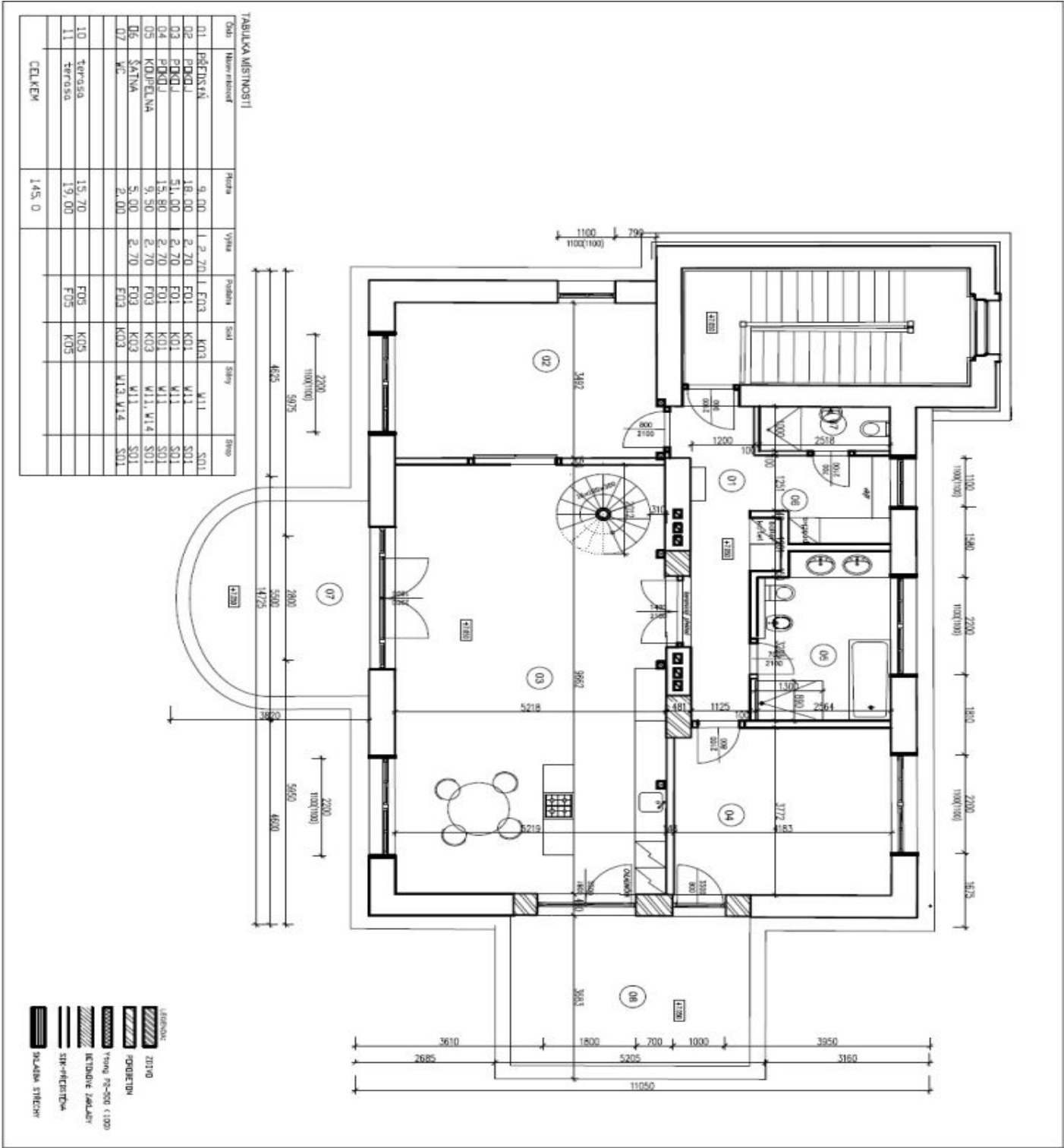
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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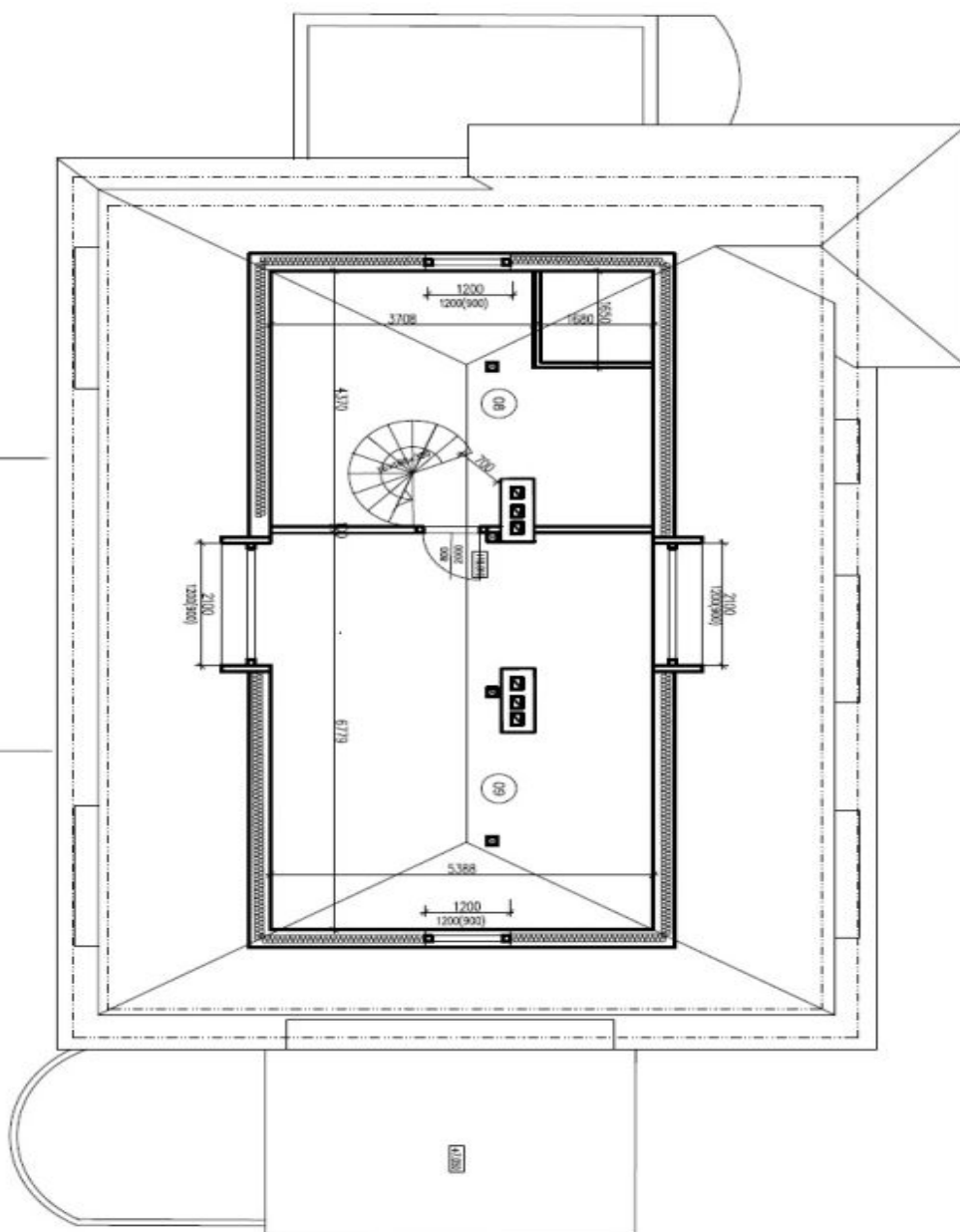


VASCILLO s.r.o. Měšťanova 1024 / 155 61 300 Brno 13 – Černá pole		LINHART ARCHITECTS Prague 1, Praha 1 Mlýnská 1000 tel. 725 607 888		1.1. akceptace a srovnání technické řešení	
PP		F1 SO 01		Ing. arch. Jan Mayer Ing. arch. Růžena Hejger	
04		4 NP		04	
SO		AS		2013	

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TABULKA MIŠTOSTI						
Číslo	Město vítězů	Prostě	Výhra	Prohra	Sázka	Stav
08	POKOU	20:30	F01	K01	W11	S01
09	POKOU	37:00	F01	K01	W11	S01
	CELKEM	57:30				



LEGENDA

	ZIL VO
	PODLETCEN
	YANG PE-300 (1000)
	NEFARNA ZEMELNY
	SAR-REKSTEN

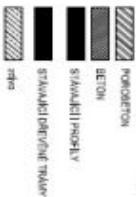
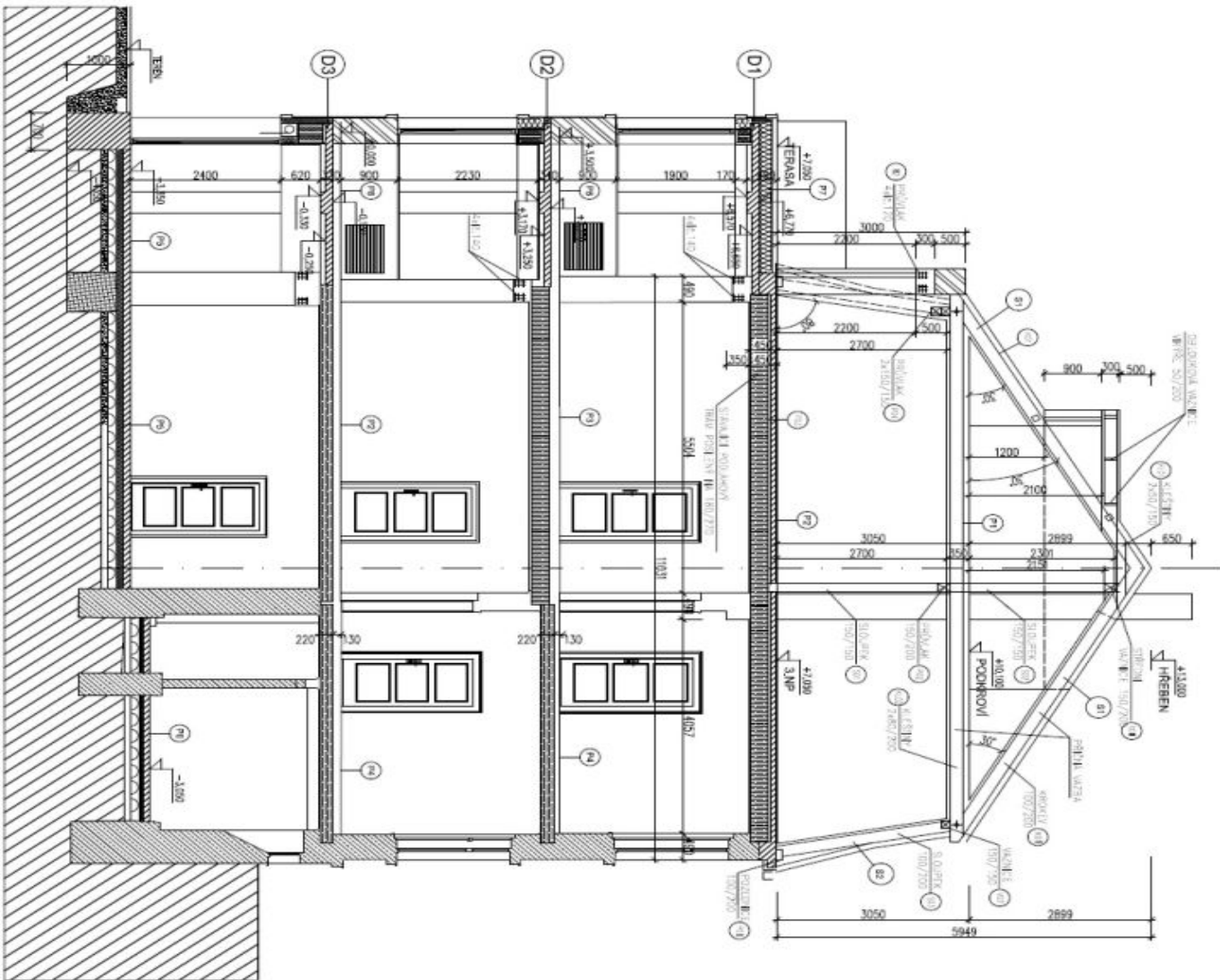
PROJECT NAME		VASCCELLO a.s. Meditations 10924 / 155 61-300 Brno 13 - Central pole	
ARCHITECT		LINHART ARCHITECTS (Prague 2, Praha 2) M. / V. B.Š. 1981	
PROJECT ADDRESS		1, 1. ARCHITECTONICALLY A STANDING TYPICAL ISLAND	
PROJECT NUMBER		PP	
PROJECT TEAM		Ing. Jan Mayer Ing. Jan Mayer Ing. Jan Mayer	
DATE OF DESIGN		05	
DATE OF	DATE OF	DATE OF	DATE OF
05	AS	2012	



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+13 m

+10.10m

+7.05 m

+3.50 m

+0.00 m

-3.35 m

PROJEKTANT	VASCULO 3.5 Matičková 1024 / 155 61 500 Brno 13 – Černá pole
ARCHITEKTURA	LINHART ARCHITECTS Inženýři a architekti s.r.o. IČ: 270 881 583
PROJEKTOVATEL	Ing. arch. Jan Mayer Ing. arch. Robert Hejzler
PROJEKTOVATEL	ŘEZ 3-3
PROJEKTOVATEL	07
PROJEKTOVATEL	150
PROJEKTOVATEL	150
PROJEKTOVATEL	150