



## Apartment Two-bedroom (3+kk)

Sold

118 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách





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|                  |                        |
|------------------|------------------------|
| Total area       | 129 m²                 |
| Floor area*      | 118 m²                 |
| Balcony          | 11 m²                  |
| Parking          | 1 garage parking space |
| Garage           | Yes                    |
| Cellar           | Yes                    |
| PENB             | B                      |
| Reference number | 26707                  |

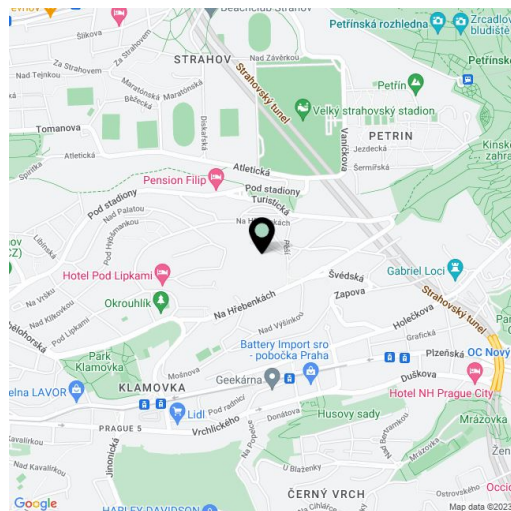
**Modern 2-bedroom apartment with a balcony situated on the 3rd floor of a new residential building designed by the Italian architect Porcellini in a very high standard and with an ideal location on a mild, sunny slope, ensuring most comfortable living with pleasant views of greenery.**

The layout of the apartment is characterized by its **functionality, generous space and practical storage space**. The interior consists of an entry hall connecting to the living room with a kitchen and balcony, two bedrooms (one of them with access to the balcony) and two bathrooms. Elegant common areas provide a reception desk, as well as a storeroom for bikes and baby strollers.

The interior will be equipped with **wooden lamella flooring**, large-size tiles, **aluminum windows with thermal insulating triple glazing**, safety **entry steel door**, wooden interior doors, intelligent LED lighting and **Grohe, Villeroy & Boch or KALDEWEI sanitary**. Cooling is ensured by central circulating units in the suspended ceilings in the apartment's halls. The purchase price includes **1 garage parking space**.

The Hřebenky area is one of the most **sought after residential locations** in Prague due to its tranquility, which is thanks to minimal traffic, and it being within immediate reach of Prague's center, complete with all services. It is worth mentioning the fast approach to several **prestigious international schools** in Prague 6, and settings for a wide range of free time activities such as the nearby **Ladronka and Petřín** parks. The location also allows easy access to the Vaclav Havel Airport Prague, Pilsen, and Karlovy Vary.

Interior 118.15 m², balcony 10.56 m².



\* 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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