



## Apartment Four-bedroom (5+kk)

Rented

178 m<sup>2</sup>, Prague 5, Smíchov, Pod Hájem



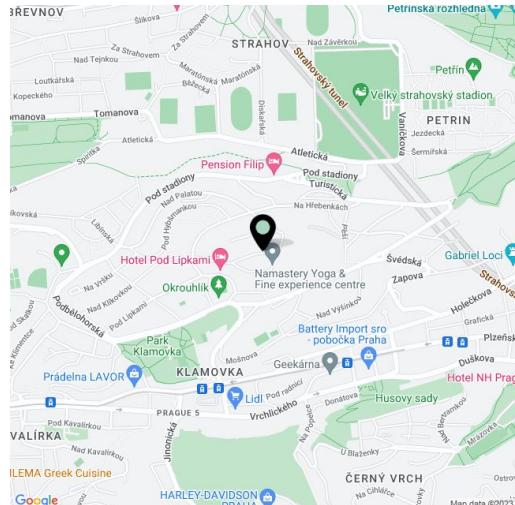


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Total area	186 m <sup>2</sup>
Floor area*	178 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Garden	250 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Service charges, water, and Internet connection CZK 6,000 per month. Gas and electricity are billed separately (CZK 6,000/month).
PENB	G
Reference number	30158
Available from	Immediately



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**Modern apartment boasting a 250 m<sup>2</sup> landscaped garden, an 8 m<sup>2</sup> balcony, and beautiful views of the surrounding greenery. This air-conditioned 2-bathroom unit with a study/office is on the 2nd floor of a contemporary building with an elevator, located in the prestigious residential neighborhood of Hřebenky, in close vicinity of several parks - Klamovka, Ladronka, and Kinský Gardens. A highly sought-after location with great access to urban amenities, the Anděl metro station, the Nový Smíchov commercial and entertainment center, and the French School.**

The interior features a comfortable living room with a dining area, a fully fitted open plan kitchen plus a **garden** and **balcony** access, a master bedroom with an en-suite bathroom (bathtub with a shower screen, bidet, toilet, bidet shower) and garden access, two further bedrooms, an office adjacent to the living room (or fourth bedroom), a fitted **walk-in closet**, a utility room, an additional toilet with a bidet shower, and an entrance hall.

**Quality equipment and finishes, hardwood floors, tiles, security entry door, French windows, automatic external blinds, gas heating, heat pump, induction cooktop, dishwasher, video entry phone, 15 m<sup>2</sup> cellar, individual energy meters. Children's playground nearby. Double garage is included.**