



Apartment Four-bedroom (5+kk)

284 m², Prague 5, Smíchov, Na Hřebenkách

Ask for price

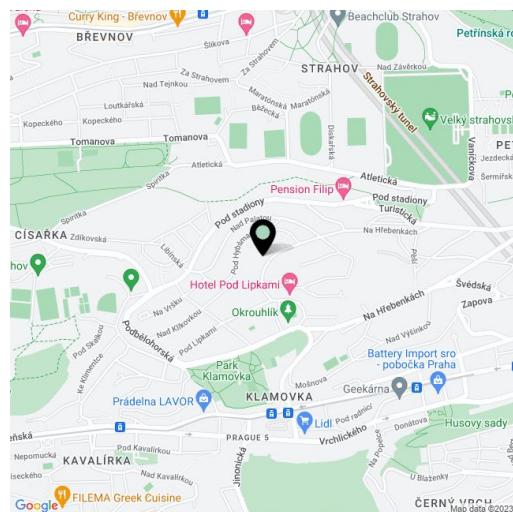




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Total area	320 m ²
Floor area*	284 m ²
Terrace	36 m ²
Parking	2 garage parking places
Garage	Yes
Cellar	Yes
PENB	C
Reference number	30459



* 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.

This sunny duplex apartment with designer facilities, an atrium, and a terrace with breathtaking views is part of the architecturally stunning XY Hřebenky residence, set on a green southern slope below Strahov and Ladronka.

The upper level of the apartment on the 4th floor consists of an open plan living room with a dining area and kitchen connected to the **outdoor atrium**. There is also an entrance hall, a toilet, and a pantry. The **quiet zone** on the lower level consists of a master bedroom with an en-suite bathroom, 2 other bedrooms with a shared bathroom, a dressing room, and a large study with an adjoining **terrace**.

The interior was created by the **designer Ivanka Kowalski**, whose concept is fresh, modern, and at the same time cozy. Facilities are mainly by the **B&B Italia, Flos, and Vitra** brands. The kitchen is fully equipped with Miele appliances (including a wine cellar) and has a **granite worktop**. Wooden floors, aluminum windows with electrically controlled exterior blinds. **Cooled ceilings** ensure a comfortable temperature even in the summer months; heating (underfloor heating in the bathrooms) is provided by a central boiler room in the house. A **bio fireplace** helps create the apartment's homey atmosphere, and safety is provided by a 24-hour reception with a security and CCTV system as well as an alarm and fire alarm in the apartment. The residence was designed by leading Czech architect **Radan Hubička**. Residents can use a **private fitness center**, a counter-flow pool, a sauna, a squash court, a garden, and a children's playground. The apartment comes with **2 garage parking spaces** and a large **cellar**.

Thanks to the location's minimal traffic and absence of noise, the Na Hřebenkách area is a very safe and a nice place for **family housing**. Within walking distance, there are several kindergartens and an elementary school, as well as complete services. Transportation connections are provided by buses; the ride to the **Anděl** metro station takes 8 minutes. There is a wide range of year-round sports activities, such as inline skating, running, biking, beach volleyball or swimming. A nice walk through the **Petřín Gardens** will take you to the **Prague Castle**.

Floor area 284.25 m², atrium 20.73 m², terrace 16.13 m², cellar 8.26 m².

The apartment is rented until July 2025.



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