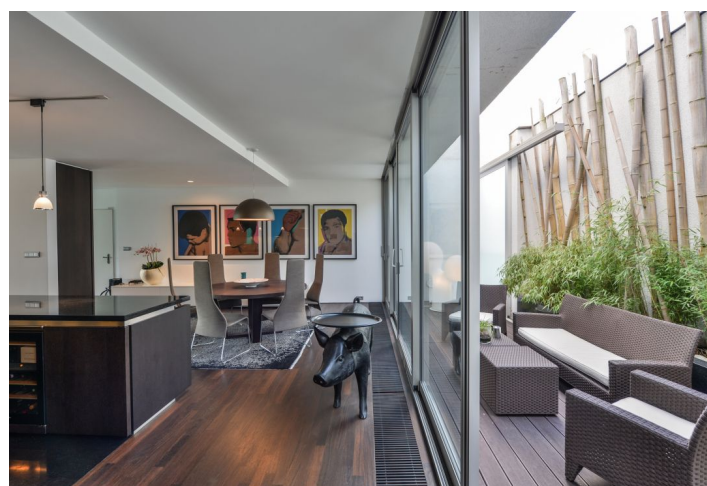
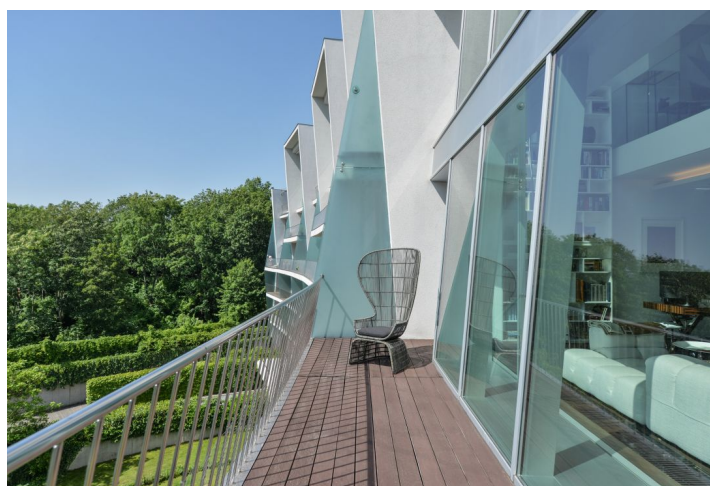




## Apartment Four-bedroom (5+kk)

Ask for price

284 m², Prague 5, Smíchov, Na Hřebenkách





## Apartment Four-bedroom (5+kk)

[Ask for price](#)

284 m², Prague 5, Smíchov, Na Hřebenkách

Total area	320 m²
Floor area*	284 m²
Terrace	36 m²
Parking	2 garage parking places
Garage	Yes
Cellar	Yes
PENB	C
Reference number	30459

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.

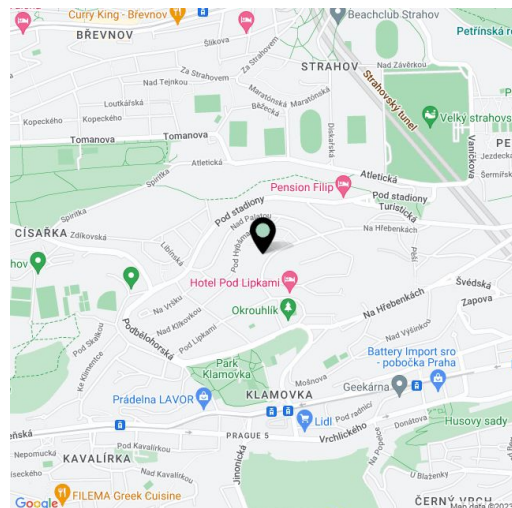
The upper level of the apartment on the 4th floor consists of an open plan living room with a dining area and kitchen connected to the **outdoor atrium**. There is also an entrance hall, a toilet, and a pantry. The **quiet zone** on the lower level consists of a master bedroom with an en-suite bathroom,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



\* 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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