



## Apartment Three-bedroom (4+kk)

Rented

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

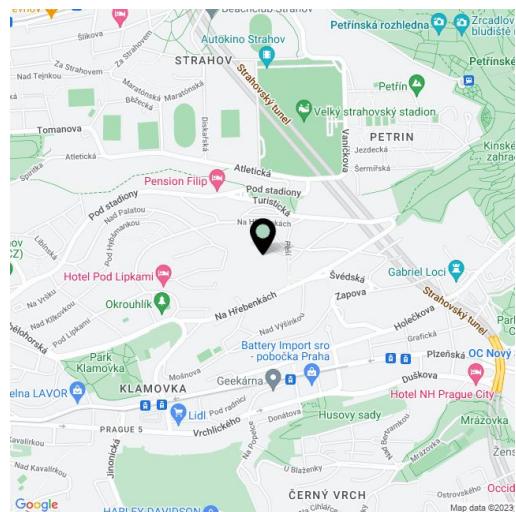




## Apartment Three-bedroom (4+kk)

**Rented**165 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách

Total area	180 m <sup>2</sup>
Floor area*	165 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Two underground garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Common building charges and utilities CZK 18,000.
PENB	G
Reference number	3883
Available from	Immediately



\* 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 bright furnished apartment with a 14.7 sq. m. terrace and 2 bathrooms is on the third floor of the unique Na Hřebenkách XY residential project with superb amenities. Beautifully located on a hillside and surrounded by plenty of greenery, close to the Klamovka and Ladronka Parks. A few minutes' drive to the Anděl metro station, the Nový Smíchov shopping and entertainment center, and the exit to Karlovy Vary and Plzeň. Convenient to the French School.**

The interior features an open plan living room, dining area, and fully integrated kitchen with direct access to the southeast-facing terrace. There are three bedrooms, two bathrooms (one is en-suite), an entry hall with a fitted walk-in closet, a guest toilet, and a laundry room.

Plenty of storage in the hallway cabinets, built-in wardrobes and a 7.3 sq. m. cellar, oak wood flooring throughout, heated floors in the kitchen and bathrooms, wooden windows with automatic blinds, washer, dryer, Miele kitchen appliances. Two underground garage parking spaces included. The project amenities include an indoor swimming pool, fitness room, squash court, and a sauna. A 24-hour reception with a security guard and a camera surveillance system throughout the project and in the garden. Available from July 2023.