



Apartment Three-bedroom (4+kk)

Rented

121 m², Prague 5, Smíchov, Švédská





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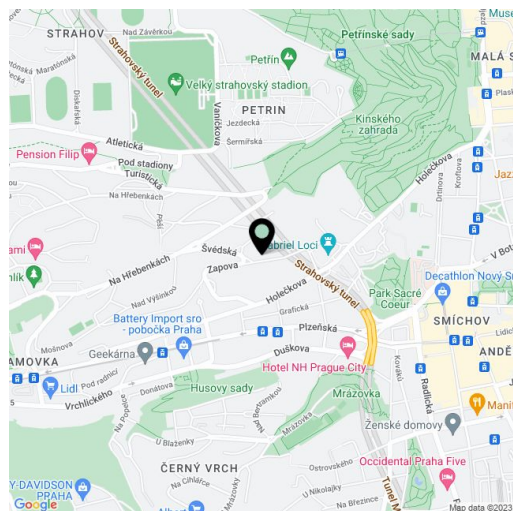
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Total area	136 m²
Floor area*	121 m²
Terrace	15 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	39534
Available from	Immediately

This bright spacious apartment with a south-facing terrace and stunning panoramic views of Prague on the 2nd floor of a building with a front garden features a practical layout and 2 garage parking spaces. Located in Hřebenky, a highly sought after residential area in Prague 5, in close vicinity of the Kinského Garden, the Petřín hill and Nový Smíchov shopping and entertainment center. Quiet residential area with regular bus connections, quick access to Újezd trams, Anděl metro, and the French School. A bus stop with a direct connection to the airport is 200 m from the building.

The interior is divided into a social and a relaxation zone with a generous entrance hall in between. **The south-facing living area** consists of a living room with a kitchen and a terrace. The terrace is also accessible from the study/guest bedroom. Two bedrooms are located in a **north-facing private zone**. There is a separate toilet and a spacious bathroom (shower, corner bath, double sink, toilet, bidet) accessible from the hallway.

Features include **large-format euro windows**, **wooden floors**, heated floor tiles in the bathroom, floor convectors in the living room. Built-in wardrobes in the hallway, oven, dishwasher, gas boiler, cellar. Common garden available in the courtyard. **Two garage parking spaces** are included in the rent. Deposit for common building charges, electricity and gas are paid separately.



* 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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