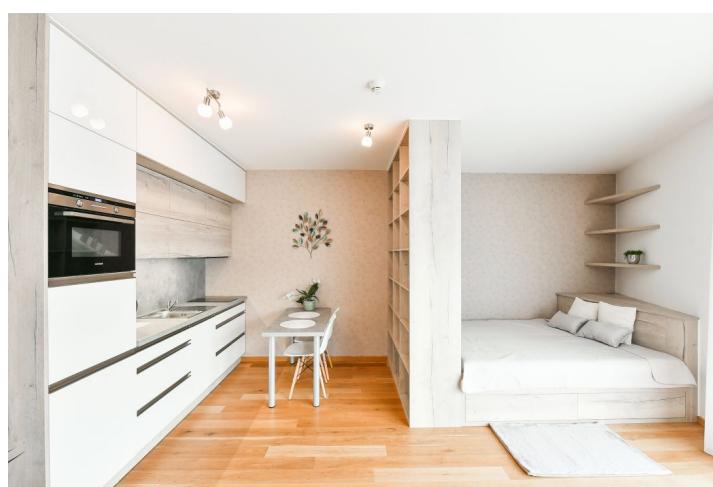




## Apartment Studio (1+kk)

42.3 m<sup>2</sup>, Prague 5, Smíchov, Kobrova

Rented



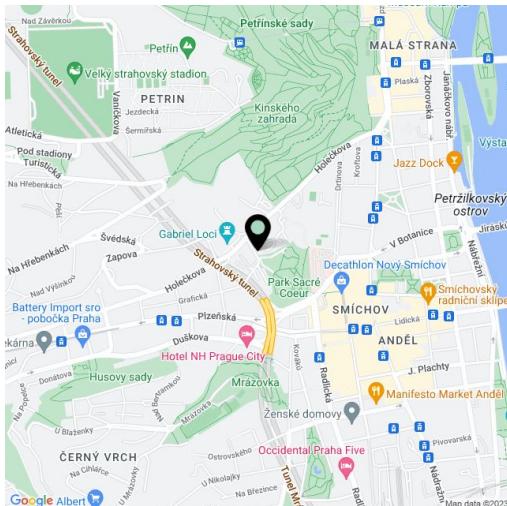


## Apartment Studio (1+kk)

Rented

42.3 m<sup>2</sup>, Prague 5, Smíchov, Kobrova

Total area	50 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking at CZK 2,500/month.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, reception, security, water, and heating CZK 5,000. Electricity is billed separately. Monthly charge for basic services and care: CZK 2,447 + VAT.
PENB	B
Reference number	42668
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 fully furnished studio apartment with a balcony and green views is on the 1st floor of the recently built Vitality Residence project with a wide range of services. Located in Hřebenky, a much sought-after residential neighborhood in close vicinity of Kinský Garden, Petřín Hill Park, and the Nový Smíchov shopping and entertainment center. A quiet location with bus connections (a bus stops is mere steps away), convenient to the Anděl metro station and the French School, with quick access to the city center and a direct connection to the airport, near the Strahov tunnel. The energy-efficient residence's amenities include a 24/7 reception, security, parking, a party room with a fireplace and a kitchen, a fitness room, a cinema, a healthcare program, and housekeeping services (e.g. cleaning, ironing, and more).

The interior features a living room/bedroom with a fully fitted open plan kitchen and a balcony offering green views, a bathroom including a walk-in shower and a toilet, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, security entry door, ample storage space, central heating, underfloor heating, washer, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, barrier-free access, weekly **cleaning** (included). A garage parking space is available at CZK 2,500 per month.