



Apartment Three-bedroom (4+kk)

Rented

144.1 m², Prague 5, Smíchov, Kobraova



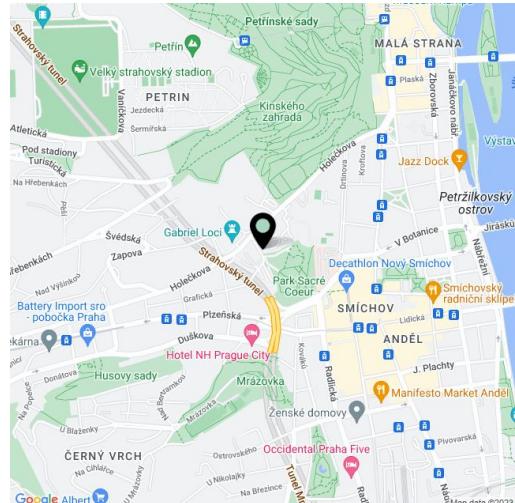


Apartment Three-bedroom (4+kk)

Rented

144.1 m², Prague 5, Smíchov, Kobraova

Total area	288 m ²
Floor area*	144 m ²
Balcony	24 m ²
Terrace	120 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, reception, security, water, and heating: CZK 21,450. Electricity is billed separately.
PENB	B
Reference number	42833
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 partly furnished apartment is on the 3rd floor of the recently built Vitality Residence with a wide range of services. Boasting 2 balconies and a roof terrace offering beautiful views of Prague, it is located in Hřebenky, a 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 stop is mere steps away), convenient to the Anděl metro station and 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 kitchen, a fitness room, a cinema, a healthcare program, and housekeeping services (e.g. cleaning, ironing, and more).

The lower level of the apartment includes a living room with a fully fitted open plan kitchen and balcony, a master bedroom with a fitted walk-in closet, an en-suite bathroom (walk-in shower, toilet) and a balcony offering beautiful views of Old Town, the National Theater, the Vyšehrad fortress, and Prague's high-rise buildings skyline, including the V-Tower, a second bedroom with an en-suite bathroom (walk-in shower, toilet), an additional toilet with a utility area, and an entrance hall. The upper level features an open gallery/office plus a green roof terrace with wonderful views of the city.

High-standard equipment and materials, air-conditioning, hardwood floors, tiles, Swiss light fixtures, washing machine, dishwasher, induction cooktop, microwave oven, barrier-free access. A garage parking space with a Wall box for electric cars is included.