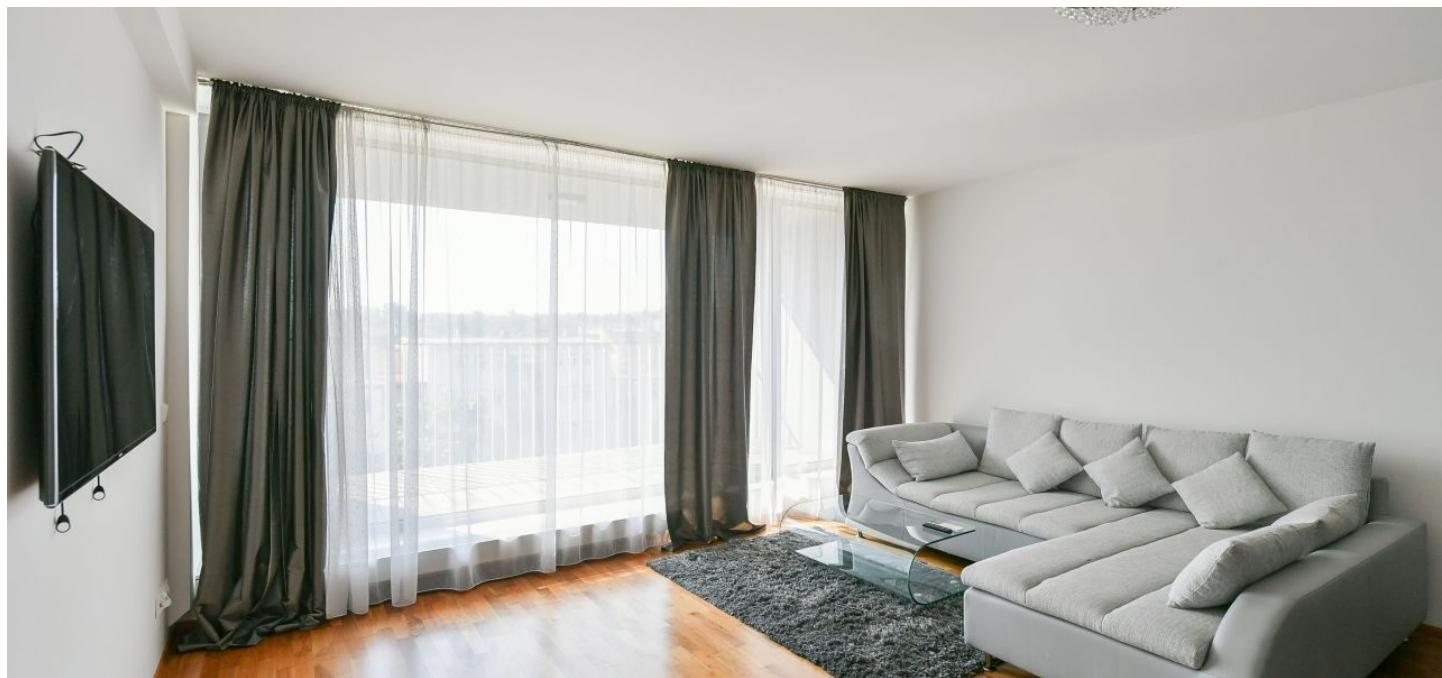




## Apartment Two-bedroom (3+kk)

Rented

109 m<sup>2</sup>, Prague 5, Smíchov, Švédská



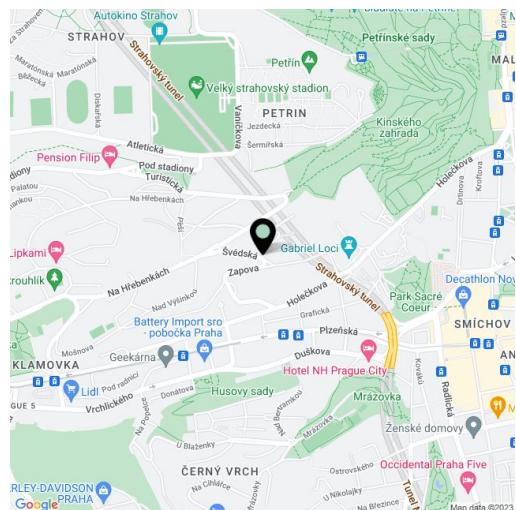


## Apartment Two-bedroom (3+kk)

Rented

109 m<sup>2</sup>, Prague 5, Smíchov, Švédská

Total area	117 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	Garage parking space.
Garage	Yes
Cellar	Yes
Service price	Common building charges, water, and heating CZK 10,000/month. Electricity is billed separately.
PENB	C
Reference number	4425
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, high-standard 2-bedroom apartment with a terrace overlooking a green courtyard is situated on the fourth floor of the modern Residence Sacre Coeur project. Located in Hřebenky, a highly sought-after residential area in Prague 5, in close vicinity of the Benedictine monastery, Kinského Garden, Petřín Hill, and the Nový Smíchov shopping and entertainment center, and convenient to the French School. The residence's amenities include a 24-hour reception, a private garden with a playground, garage parking, and a camera surveillance system.

Benefiting from **air-conditioning** throughout, the apartment features a living room with a fully fitted open plan kitchen and access to the **terrace**, two bedrooms, a full bathroom, a guest toilet, a laundry/storage room, and a spacious entrance hall.

High-quality equipment, **hardwood parquet floors** and tiles, heated floors in the bathroom, security entry door, built-in wardrobes, washing machine, kitchenware, TV, and **cellar**. One **parking space** is included. A quiet area with bus connections, five minutes to the Újezd tram stop and Anděl metro station.