



## Apartment Three-bedroom (4+1)

Rented

182 m<sup>2</sup>, Prague 4, Podolí, Na Hřebenech II





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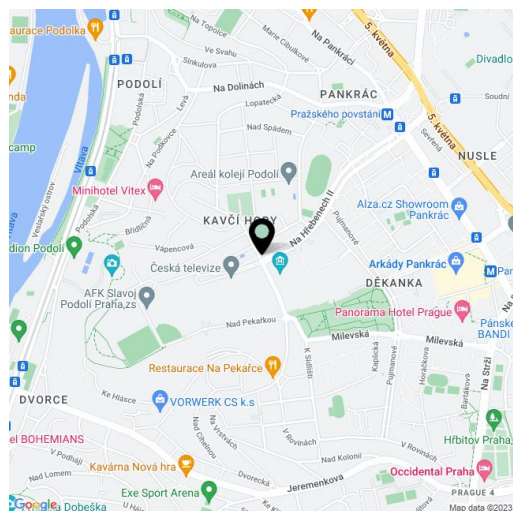
182 m<sup>2</sup>, Prague 4, Podolí, Na Hřebenech II

Total area	352 m <sup>2</sup>
Floor area*	182 m <sup>2</sup>
Terrace	170 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31830
Available from	Immediately

Boasting a 170 m<sup>2</sup> terrace, this high standard, fully furnished and air-conditioned 3-bedroom 2-bathroom penthouse apartment boasts wonderful unobstructed panoramic views of Prague including the Vltava River Valley, the Vyšehrad Castle, the Petřín Hill and the Prague Castle. Situated on the fourth top floor of a modern building, part of a gated complex with 24/7 security and underground parking. Located in a quiet neighborhood right next to the Czech TV grounds, with two parks in the immediate vicinity, about a five min. walk from the Pražského povstání metro station (line C), and with convenient access to full amenities, the Prague 4 international schools and the airport.

The interior features a spacious living room and a fully fitted eat-in kitchen, both with **terrace** access, three bedrooms, a family bathroom (massage bath, bidet, toilet), an en-suite shower room (bidet, toilet), a fitted **walk-in closet**, a utility room, and an entrance hall.

**Terrace garden with irrigation, lighting, shower and barbecue grill, solid wood parquet floors**, tiles, security entry door, built-in wardrobes, light tunnels, central heating, underfloor heating in the kitchen, automatic external blinds, sofa bed, washer, dishwasher, central vacuum cleaner, garden furniture, alarm, video entry phone, master switch, satellite reception, camera system, **cellar**, chip entry in the building. **Two garage parking spaces** are included. Deposit for service charges, water and heating bills is CZK 10,000 per month. Electricity will be transferred to the tenant.



\* 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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