



## Apartment Three-bedroom (4+kk)

Rented

155 m<sup>2</sup>, Prague 5, Smíchov, Na Šumavě





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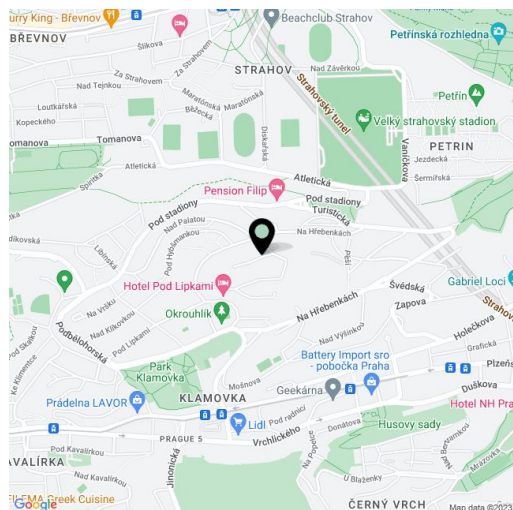
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Total area	210 m <sup>2</sup>
Floor area*	155 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Garden	60 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	33299
Available from	Immediately

Boasting a private 60 m<sup>2</sup> garden and a large terrace offering views of the surrounding greenery, this is a brand new 3-bedroom 2-bathroom apartment. Set on the first floor of a contemporary residential project comprised of 5 high quality apartments, in the prestigious residential area of Hřebenka, Prague 5. Blending seamlessly with the surrounding residential area, the project with attractive common areas and a marble staircase and tiling offers peaceful family living close to nature. Conveniently located for the downtown Prague including the business and entertainment zone of Anděl / Nový Smíchov. The nearest bus stop is located just a few min. walk from the building.

The interior features a spacious living room with a fully fitted open plan kitchen and a dining area, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and a **walk-in closet**, two further bedrooms with a shared **walk-in closet**, a family bathroom (bathtub, bidet, toilet), a utility / storage room, and a large entrance hall. The **terrace** is accessible from all main rooms, and the **garden** is accessed from the terrace.

**Air-conditioning**, oak floors, large format tiles, French windows, gas boiler with remote control via Apple phones, underfloor heating (excl. the bedroom), Villeroy & Boch and Duravit bathroom fittings, outdoor blinds, video entry phone, alarm, **cellar**, electronic locks in the building, lift. **Two garage parking spaces** are included. Service charges approx. CZK 4000 monthly. Utilities are billed extra. Available from November 1, 2019.



\* 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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