



## Apartment Four-bedroom (5+kk)

Sold

265.98 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách





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Total area	316 m <sup>2</sup>
Floor area*	266 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Garden	109 m <sup>2</sup>
Parking	800 000
Garage	Yes
Cellar	Yes
Service price	24 646 CZK monthly
PENB	C
Reference number	38364

"Villa set in Residence XY" - this is the name of an airy and bright duplex apartment with a terrace on each level, located in a prestigious residential complex with a spa, fitness area, and a non-stop reception. One of the largest apartments in the project, with zero-step accessibility directly from the garage, a sunny southeast garden, a shady northwest terrace, and clever storage space. A quiet location on the border of Prague 5 and 6 Na Hřebenkách, near Ladronka Park.

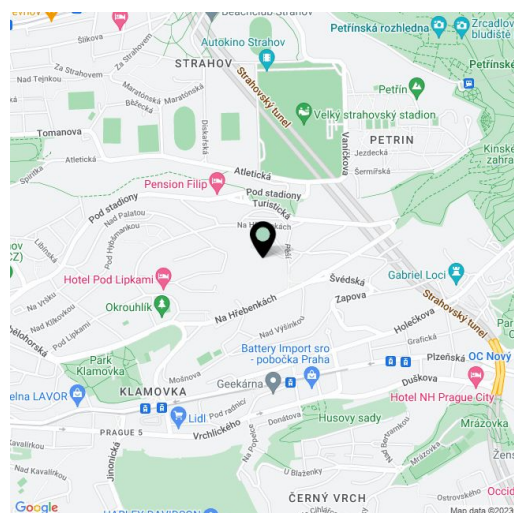
The entrance level consists of a spacious living room connected to the **garden terrace**, kitchen, and dining room, a hallway with direct access from the garage, a foyer behind the entrance from the staircase and elevator hall, a utility room (server room), a toilet, a **fitted wardrobe** and a closet. Upstairs is the master bedroom with an en-suite bathroom, illuminated by a glass wall facing the garden and an **impressive view** of the opposite side. The floor plan is completed by another 3 bedrooms, 1 facing the garden like the master bedroom and 2 with access to the second **northwest terrace**. There is also a central bathroom (with a bathtub, toilet, and bidet), a hall, and a closet.

**High-quality facilities** include large glass walls with sliding doors to the terraces, **hardwood oak floors**, elements of **natural stone (granite) and marble**, rebate-free doors, a kitchen with **Miele** appliances, built-in wardrobes, dimmable lighting. The apartment has **2 garage parking spaces** with direct access to the apartment. Residents can use the **private pool, sauna, gym**, or squash court, all comfortably accessible directly from the building.

XY residence by renowned architect **Radan Hubička** is surrounded by landscaped greenery. It is close to **Ladronka Park**, the **Klamovka garden and Petřínské sady park**. In the immediate vicinity, there are kindergartens, an elementary school, and several sports facilities (football, rugby, beach volleyball, swimming pool). It is not far to the **French Lyceum**. Transport connections are provided by buses that go to Anděl metro station (line B). Traveling by car is made easy by the nearby access to a tunnel complex.

Floor area 265.82 m<sup>2</sup>, terraces 15.36 m<sup>2</sup> and 34.48 m<sup>2</sup>, garden 109 m<sup>2</sup>, cellar 4.39 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.

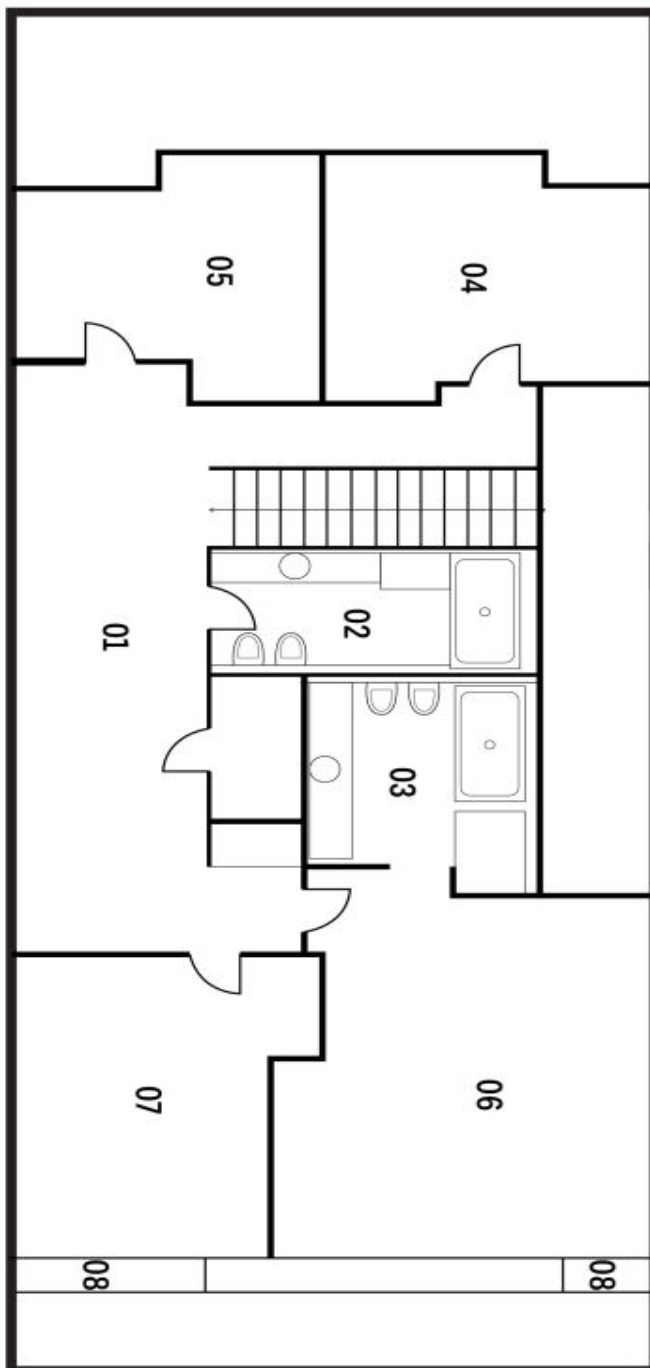


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- 2. NP**
- |    |          |    |         |
|----|----------|----|---------|
| 01 | Chodba   | 05 | Pokoj   |
| 02 | Koupelna | 06 | Ložnice |
| 03 | Koupelna | 07 | Pokoj   |
| 04 | Pokoj    | 08 | Balkon  |





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- 1.NP**
- |    |                 |    |                |
|----|-----------------|----|----------------|
| 01 | Vstupní prostor | 05 | Obýtný prostor |
| 02 | Chodba          | 06 | Terasa         |
| 03 | Šatna           | 07 | Filtr garáže   |
| 04 | WC              | 08 | Garáž          |

