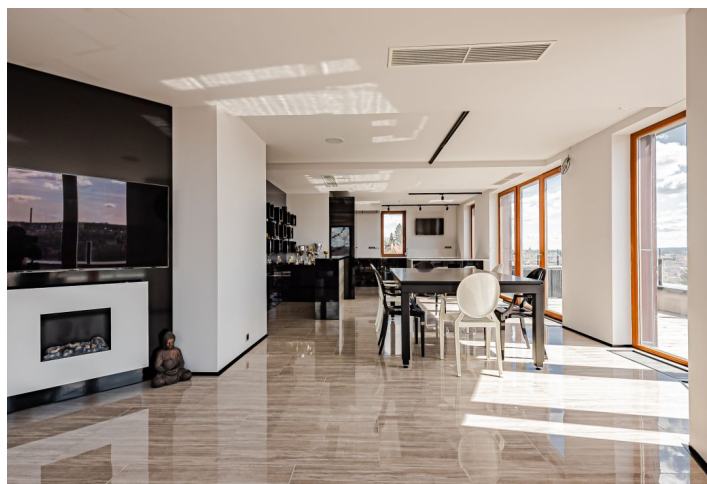




## Apartment Three-bedroom (4+kk)

€ 1 696 323 | CZK 42 900 000

164.99 m<sup>2</sup>, Praha 5, Smíchov, Na Hřebenkách





## Apartment Three-bedroom (4+kk)

€ 1 696 323 | CZK 42 900 000

164.99 m<sup>2</sup>, Praha 5, Smíchov, Na Hřebenkách

Total area	293 m <sup>2</sup>
Floor area*	165 m <sup>2</sup>
Terrace	128 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	15 200 CZK monthly
PENB	G
Reference number	42276

This air-conditioned penthouse with private access from an elevator boasts a huge southeast-facing terrace with far-reaching views of Prague. It is located in a successful residential project set in a residential area in the popular part of Prague 5—Na Hřebenkách.

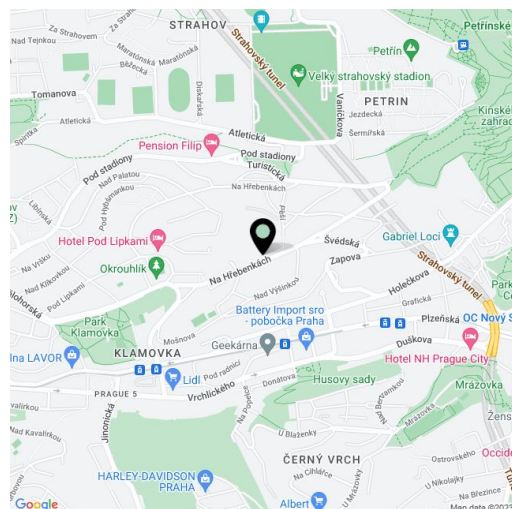
The layout of the apartment on the top, 6th floor currently consists of a more than **hundred-meter open living space**, 1 bedroom with an en-suite bathroom and walk-in closet with a connection for a washing machine, a second bathroom, two additional rooms currently used as a home **cinema and gym**, and a foyer with direct access from the elevator.

The boutique project with 17 apartments was completed in 2009, and the offered unit is the only one on its floor. The interior is illuminated by large windows with electrically operated blinds. Facilities include **air-conditioning** in all rooms, a **Crestron** smart home system, heated floors in the bathrooms (electric grates), floor convectors (heat source is the central boiler room), a complete kitchen with **Miele** appliances (including a **wine fridge**) and a **Technistone** countertop, a security entrance door, and **Riho** sanitary ware. A **hot tub and sauna** are part of the large **sunny terrace**. The apartment comes with **2 garage parking spaces** and a **cellar storage unit**.

This attractive location on the border of Prague 5 and 6 provides plenty of **greenery**, a wide range of **sports facilities**, and easy access to the **Anděl** center of Smíchov with complete services. The **Ladronka** or **Petřín** parks are right by the building and **Klamovka Garden** or **Sacré Coeur Park** are also close-by. Within reach is an international private or state kindergarten, an elementary school, or the **French Lyceum**. A bus stop is within walking distance; when traveling by car, the nearby entrance to the tunnel complex facilitates quick and easy driving.

The property is currently rented at market rent until September, 2025.

Floor area 164.99 m<sup>2</sup>, terrace 127.56 m<sup>2</sup>, cellar 4.05 m<sup>2</sup>.



\* 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.



## Apartment Three-bedroom (4+kk)

€ 1 696 323 | CZK 42 900 000

164.99 m<sup>2</sup>, Praha 5, Smíchov, Na Hřebenkách

