



## Apartment Three-bedroom (4+1)

Sold

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





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|                  |  |
|------------------|--|
| Total area       | 190 m <sup>2</sup>                           |
| Floor area*      | 151 m <sup>2</sup>                           |
| Terrace          | 39 m <sup>2</sup>                            |
| Parking          | 2 parking spaces in automatic parking system |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | 4 782 CZK monthly                            |
| PENB             | G  |
| Reference number | 8939   |

**New apartment boasting a large south-facing terrace with views of the greenery, part of a modern private villa with only five units, situated in the prestigious residential area of Hřebenky, Prague 5.**

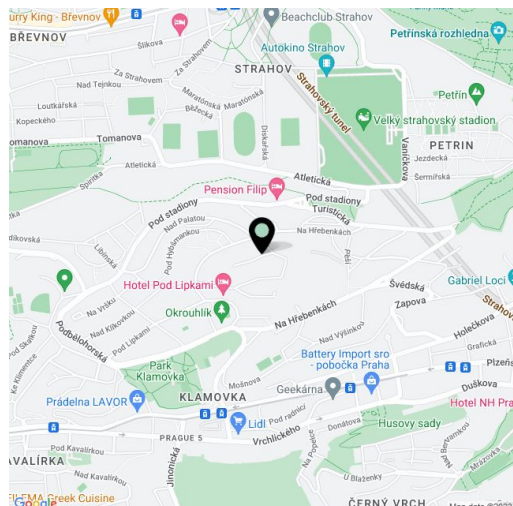
This 2nd floor apartment offers a living room and an eat-in kitchen with access to the terrace, 3 bedrooms, a bathroom, a separate toilet, and a storage room.

The purchase price also includes **2 parking spaces in an automatic parking system**, and a **cellar**.

The building has electronic locks, a modern elevator, and attractive common spaces with marble tiles and a staircase.

This new residential project blends seamlessly with the surrounding development and offers peaceful family living close to nature. Another advantage is its convenient access to downtown Prague, including the business and entertainment area of Anděl. The nearest public transport stop is located a few minutes' walk from the house.

Interior 151.6 m<sup>2</sup>, terrace 38.87 m<sup>2</sup>, cellar 4.9 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.



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