



## Apartment Three-bedroom (4+kk)

Rented

117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky





## Apartment Three-bedroom (4+kk)

Rented

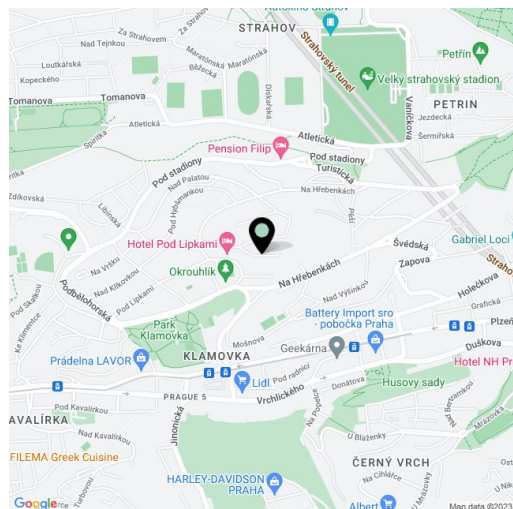
117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky

Total area	124 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	Two underground garage parking spaces.
Garage	Yes
Cellar	-
Service price	Service charges, water, and heating CZK 7,000 per month. Electricity is billed separately (approx. CZK 2,750/month).
PENB	B
Reference number	100252
Available from	Immediately

This unfurnished 3-bedroom 2-bathroom apartment with an enclosed balcony and beautiful green views is situated on the first floor of a new energy-efficient apartment building set on a quiet dead-end street with mature trees in the premium location of Hřebenky, Prague 5. Boasting a timeless design, underground parking, a sauna, and an impressive lobby, the project stands in a residential area at the foot of Strahov Hill, offering a peaceful private atmosphere. Located in close vicinity of Klamovka and Ladronka parks, with quick access to full amenities and the city center, with bus and tram stops just a few minutes away offering direct connections to the Nový Smíchov shopping mall and the Anděl metro station. Conveniently located for the French, German, and Japanese Schools and Prague 6 international schools.

The apartment offers a living room with a fully fitted open plan kitchen, a dining area, and access to the **enclosed balcony**, a master bedroom with an en-suite bathroom (walk-in shower, toilet), two further bedrooms, a family bathroom (bathtub, toilet), an additional separate toilet, a utility room, and an entrance hall.

**Triple-layer oak floors**, large-format seamless tiles, wooden triple-glazed windows and exterior aluminum blinds, interior doors with concealed hinges, security entry door, designer bathroom fixtures, **central ventilation with heat recovery**, passive heat convectors under the windows, underfloor heating in the bathrooms, washer, dryer, **cellar**. Two **garage spaces** are included. Available from February 2023.



\* 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)

117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky

Rented

## U PERNIKÁŘKY

01.1

**BYT 4+kk**

**116,9 m<sup>2</sup>**

Podlahová plocha  
dle vyhlášky 366/2013Sb.

01	hala	12,42 m <sup>2</sup>
02	komora	2,44 m <sup>2</sup>
03	wc	1,49 m <sup>2</sup>
04	koupelna	6,11 m <sup>2</sup>
05	pokoř	15,51 m <sup>2</sup>
06	pokoř	12,41 m <sup>2</sup>
07	obývací pokoř + kk	40,13 m <sup>2</sup>
08	ložnice	12,61 m <sup>2</sup>
09	koupelna	4,08 m <sup>2</sup>
<b>Podřorysná plocha bytu</b>		<b>107,20 m<sup>2</sup></b>
10	lodžie	7,24 m <sup>2</sup>

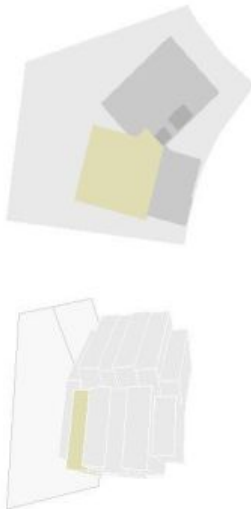


Schéma podřorysu bytu představuje předpokládané dispoziční řazení bytu. Kuchyňská linka a nábytek nejsou součástí bytu, veškeré zařízení je zobrazeno pouze pro nážornost. Znažornost nábytek neřazuje rozmístění elektroinstalace v jednotlivých místnostech.

svoboda&williams Na Petříně 2, 110 00 Praha 1, Česká republika, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com



# Apartment Three-bedroom (4+kk)

117 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky

Rented

## U PERNIKÁŘKY

01.1

**BYT 4+kk**

**116,9 m<sup>2</sup>**

Podlahová plocha  
dle výhlášky 366/2013Sb.

01	hala	12,42 m <sup>2</sup>
02	komora	2,44 m <sup>2</sup>
03	wc	1,49 m <sup>2</sup>
04	koupelna	6,11 m <sup>2</sup>
05	pokoj	15,51 m <sup>2</sup>
06	pokoj	12,41 m <sup>2</sup>
07	obývací pokoj + kk	40,13 m <sup>2</sup>
08	ložnice	12,61 m <sup>2</sup>
09	koupelna	4,08 m <sup>2</sup>
<b>Půdorysná plocha bytu</b>		<b>107,20 m<sup>2</sup></b>
10	lodžie	7,24 m <sup>2</sup>

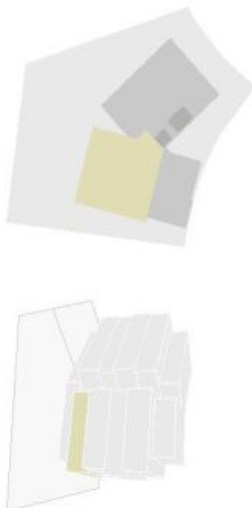


Schéma půdorysu bytu představuje předpokládané dispoziční řešení bytu. Kuchyňská linka a nábytek nejsou součástí bytu, veškeré zařízení je zobrazeno pouze pro názornost.

Značnický nábytek nevedleje rozmístění elektroinstalace v jednotlivých místnostech.

Na Peřivské 2, 110 00 Praha 5, Česká republika, +420 257 328 281, +420 257 322 032, info@svoboda-williams.com

svoboda&williams