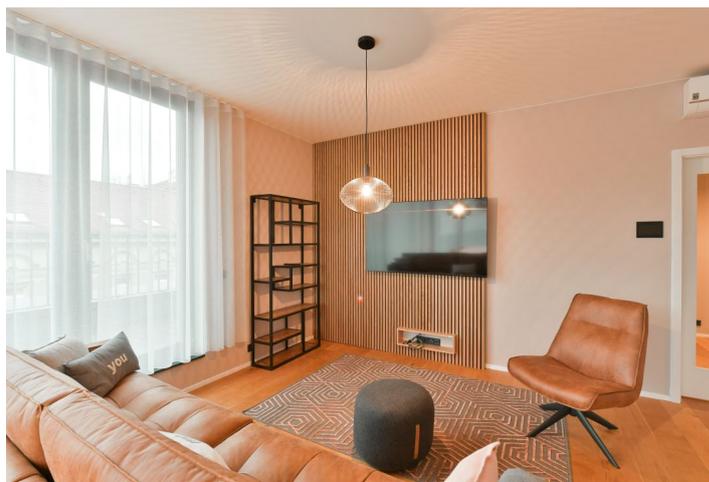




## Apartment Two-bedroom (3+kk)

Rented

101.7 m<sup>2</sup>, Prague 5, Smíchov, Grafická





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Rented

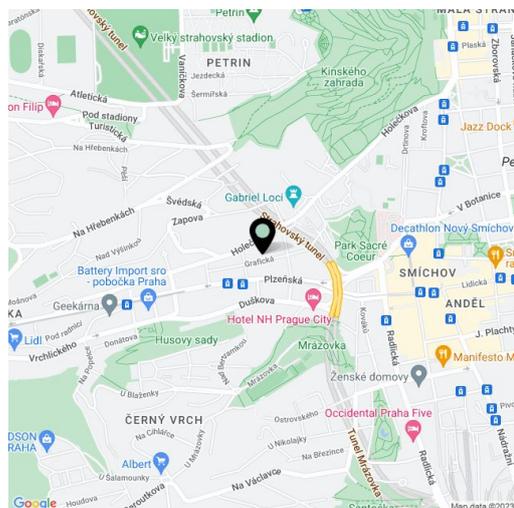
101.7 m<sup>2</sup>, Prague 5, Smíchov, Grafická

Total area	217 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Terrace	115 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, water, heating, and cellar maintenance: CZK 10,000. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	100632
Available from	01.02.2025

This is brand new fully furnished 2-bedroom 2-bathroom designer apartment with a huge terrace (115 sq. m.) is on the second topmost floor of the modern Neugraf project with a 24/7 reception, a spa, a shared courtyard, and underground parking. Located on a slope in Hřebenky, a highly sought-after residential area in close vicinity of Kinského Garden, Petřín Hill, and the Nový Smíchov shopping and entertainment center. A quiet area with quick access to the city center, a 10 min. walk through a park to the Anděl metro station, convenient to the Újezd trams and the French School, with a direct route to the airport, a few min. walk to a tram and bus stop.

The interior features a living room with a fully fitted open plan kitchen, a pantry, and access to the south-west facing **terrace**, a bedroom with a fitted **walk-in closet** and an en-suite bathroom (bathtub, toilet), a bedroom with a large built-in wardrobe and an en-suite bathroom (walk-in shower, toilet), a separate guest toilet, and an entrance hall with custom-made built-in storage.

Heat recovery ventilation, air-conditioning, smart home system, **hardwood oak floors**, large-format tiles, **wooden windows**, security entry door, ample storage space, automatic exterior blinds, central heating, underfloor heating in the bathrooms, bed linen, **cellar**. **Two garage parking spaces** are included.



\* 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.