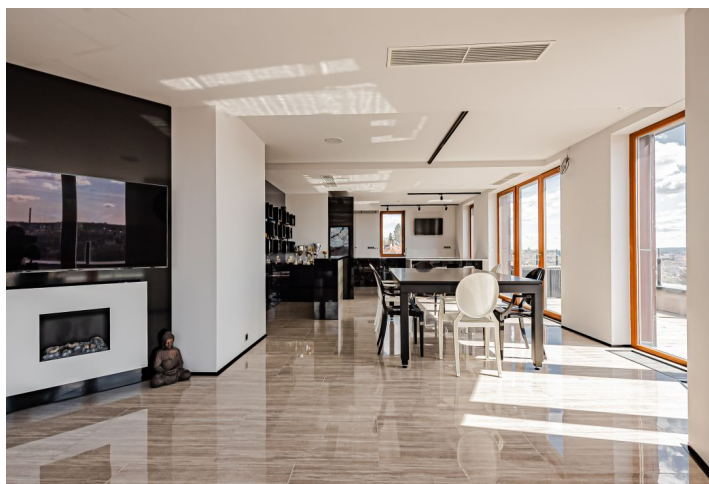




## Apartment Three-bedroom (4+kk)

Rented

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





## Apartment Three-bedroom (4+kk)

Rented

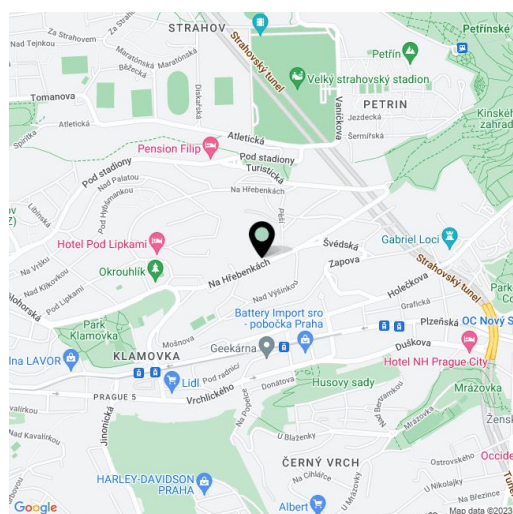
164.99 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách

Total area	293 m <sup>2</sup>
Floor area*	165 m <sup>2</sup>
Terrace	128 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	The monthly deposit for services and utilities in the amount of CZK 25,000 is billed separately.
PENB	G
Reference number	101659
Available from	Immediately

This spacious, air-conditioned penthouse with a hot tub, sauna, and private access from the elevator boasts a huge southeast-facing terrace (128 sq. m.) with far-reaching views of Prague. Located on the 6th topmost floor in a successful residential project set in a residential area in the popular part of Prague 5—Na Hřebenkách. 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 also the French Lyceum. A bus stop is within walking distance; when traveling by car, the nearby entrance to a tunnel complex facilitates quick and easy driving.

The interior of the apartment currently consists of an over hundred-meter open living space with a fully fitted kitchen, a bedroom with an en-suite bathroom and a walk-in closet, a second bathroom, two more rooms currently used as a home cinema and a gym, and a foyer with direct access from the elevator.

**Air-conditioning**, Crestron smart home system, security entrance door, oversized windows with automatic exterior blinds, heated floors in the bathrooms, floor convectors (central heating), Miele appliances (including a wine fridge), Technistone kitchen countertop, Riho sanitary ware, cellar. A hot tub and sauna are part of the large sunny terrace. Two garage parking spaces are included. Mid-term rental is available at a higher rent.



\* 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)

Rented

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

