



Apartment One-bedroom (2+kk)

Rented

58.9 m², Prague 5, Smíchov, Grafická





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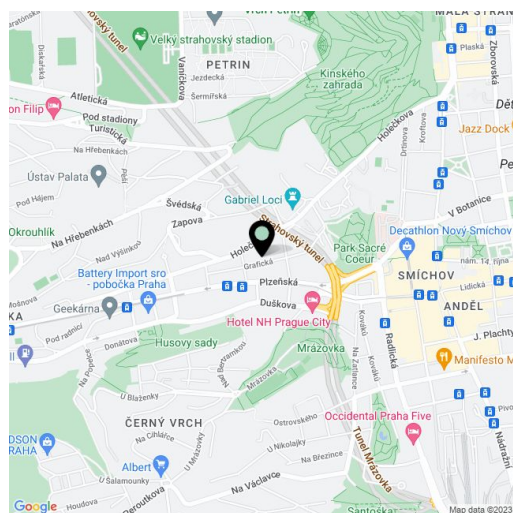
58.9 m², Prague 5, Smíchov, Grafická

Total area	64 m ²
Floor area*	59 m ²
Balcony	5 m ²
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and electricity : CZK 5,800.
PENB	B
Reference number	103227
Available from	Immediately

This fully furnished apartment with a balcony is on the 1st 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, Sacré Coeur Park, 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 tram stop and 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 and **balcony** facing the street, a bedroom with a built-in wardrobe, and an ensuite bathroom including a walk-in shower and toilet, an additional guest toilet, and an entrance hall with a built-in wardrobe.

Heat recovery ventilation, hardwood floors, tiles, smart home system, security entry door, automatic exterior blinds, central heating, washer, dishwasher, induction cooktop, microwave oven, cellar. A wellness zone with a sauna is available for the residents.



* 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.