



Apartment Four-bedroom (5+kk)

€ 1 670 321 | CZK 41 900 000

161.2 m², Prague 4, Podolí, Na Hřebenech I





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Total area	178 m ²
Floor area*	161 m ²
Terrace	17 m ²
Parking	3 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105599

This exceptional air-conditioned apartment providing plenty of space and views from its terraces takes up the entire 2nd floor of the boutique Castle View Residence with an elevator, reception, 24/7 security, and underground parking, where 3 spaces are reserved for the apartment. The residence is set in a quiet residential area with rich greenery near the headquarters of Czech Television and Pankrác Central Park.

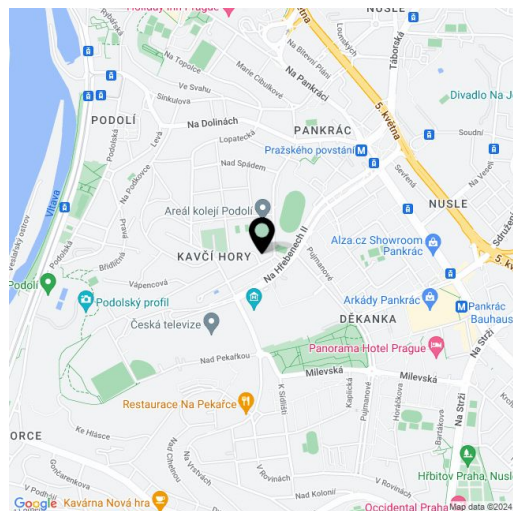
The layout offers a large living room connected to the kitchen, dining room, and terraces, 3 bedrooms (one is a master suite with a dressing room), a guest room, 2 bathrooms, a separate toilet, and an entrance hall. The living room offers views of the city, including Prague Castle and Petřín Hill.

The residence was established in 2017. High-quality facilities include natural bleached oak floors, large-format aluminum windows with triple glazing and electrically operated window blinds, veneered interior doors, underfloor heating in the living room and bathrooms, air-conditioning, a fully equipped kitchen with Siemens appliances, and a videophone. Heating is provided by a central gas boiler room. The purchase price includes 3 garage spaces (including one above-standard), and a large cellar.

The impassable street lined with greenery guarantees peace and relaxation in the fresh air enabled by the nearby Pankrác Central Park or a forest park with several lookout points. Within walking distance is a kindergarten and elementary school, a health center, or a grocery store. The Pražského povstání metro station is about a ten-minute walk away, and the Arkády Pankrác shopping center is within walking distance. The ride to the city center takes a few minutes, and you can easily drive to several international schools in Prague 4.

The property is now rented at market rent, available from 2/2025.

Floor area 161.2 m², terraces 7.96 m² and 8.79 m², cellar 20 m².



* 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.

