



## Apartment Three-bedroom (4+kk)

Rented

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





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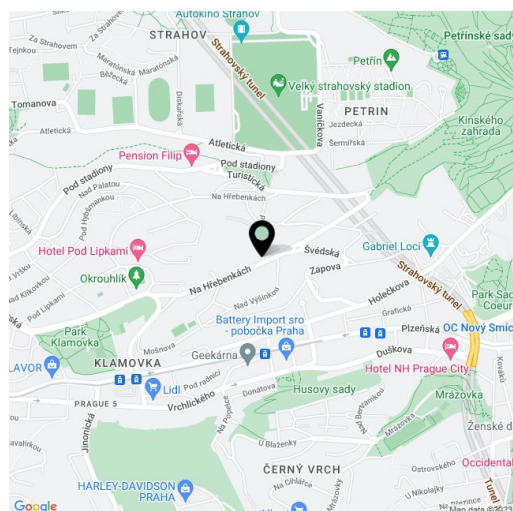
145 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách

Total area	156 m <sup>2</sup>
Floor area*	145 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	19967
Available from	Immediately

Benefiting from a shared garden, shared outdoor Jacuzzi and sauna, this fully refurbished unfurnished 3-bedroom 2-bathroom flat with a terrace is on the first floor of a completely renovated villa. Located in a quiet prestigious residential neighborhood surrounded by greenery, in close vicinity of the Klamovka Park, and with good connection to the city center - ten minutes to the Anděl commercial center and metro station. Convenient to the French School and Strahov sports center, tennis courts are minutes from the house.

The interior includes a fully fitted kitchen, living room with bay windows, three bedrooms - one with access to the terrace with nice views, full bathroom, shower bathroom with toilet, and an open entry hall. The tenants can enjoy the shared garden with a garden house incl. a sauna, a fully fitted kitchen and barbecue, plus a roof terrace with Jacuzzi.

Preserved original details, wooden floors, heated tiles, Miele appliances, dishwasher, microwave oven, alarm, video entry phone, camera system, automatic irrigation, spacious cellar. Garage available at CZK 2000/month or free parking on the plot with automatic gate. Common building charges, water and sauna CZK 4500 per month. Charges for using the garden house with sauna and terrace with Jacuzzi CZK 2500 per month. Gas and electricity are billed separately (transfer to the tenant). Unfurnished.



\* 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.



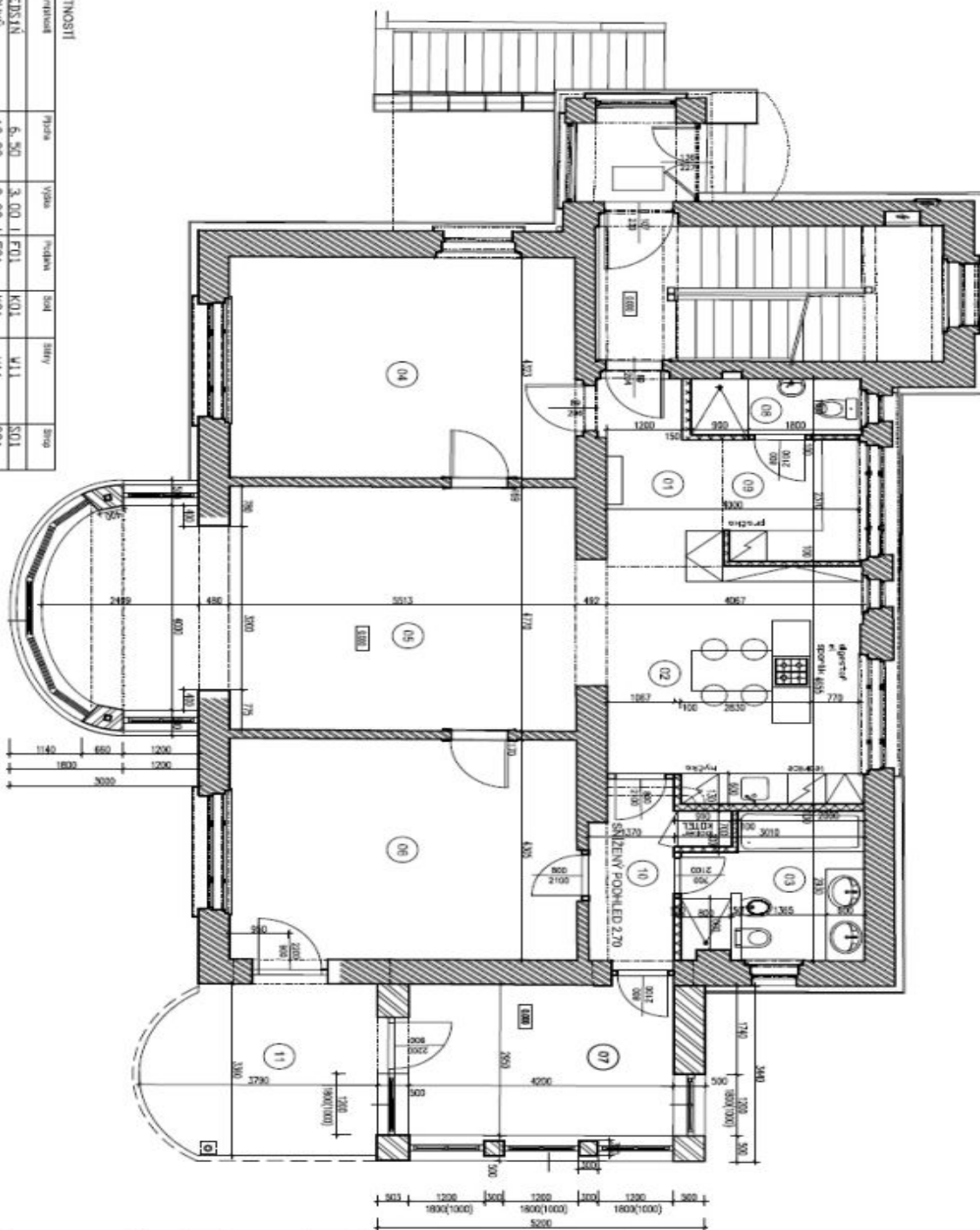
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**TABULKA MÍSTNOSTÍ**

Číslo	Název místnosti	Plocha	Výška	Typ stropu	Stěny	Podlaha
01	PŘEDSÍNĚ	6,50	3,00	I. FOL	KO1	W11
02	KUCHYŇKA	19,00	3,00	I. FOL	KO1	W11
03	KOJEDELNA	7,50	1,20	I. FOL	KO3	W11, W14
04	PRŮJEZD	38,00	3,00	I. FOL	KO1	W11
05	PRŮJEZD	24,30	3,00	I. FOL	KO1	W11
06	PRŮJEZD	13,00	3,00	I. FOL	KO3	W11, W14
07	WC	3,00	3,00	I. FOL	KO1	W11
08	SÁŇKA	5,00	3,00	I. FOL	KO1	W11
09	PRŮJEZD	5,40	2,20	I. FOL	KO1	W11
10	TERASA	11,00		FOS		
CELKEM		156,1				



- LÉPENOŠT
- STĚNA
- FENESTRA
- KUCHYŇKA
- PRŮJEZD
- TERASA

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