



## Apartment Studio (1+1)

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

Sold





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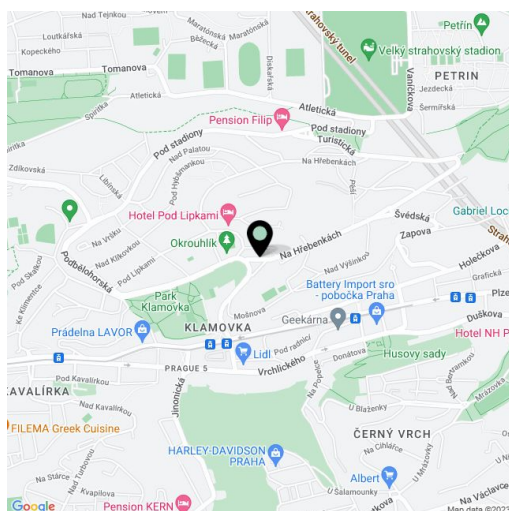
Total area	50 m <sup>2</sup>
Floor area*	39 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	1 500 CZK monthly
PENB	G
Reference number	20652

**Very bright south-facing apartment with balcony and garage parking space, situated on the upper ground floor of a boutique-style development overlooking a garden in the sought after residential neighborhood of Hřebenky in Prague 5.**

The apartment consists of a south-east facing living room with direct access to the balcony and garden-view window, separate kitchen with window and practical larder. The flat has a **cellar**. Price includes kitchen with appliances (fridge, washing machine), new Protherm gas boiler and **1 onsite garage parking space**.

Location features all public amenities; **In the immediate vicinity you can find Klamovka and Ladronka parks, and Strahov** - offering leisure activities and a children's playground. Bus and tram stops just 3 minutes away offering direct connection to the popular Anděl Shopping Mall.

Interior 39.4m<sup>2</sup>, balcony 10.73 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>.



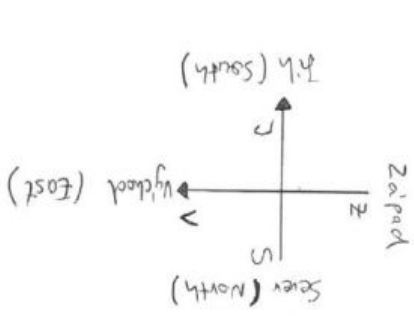
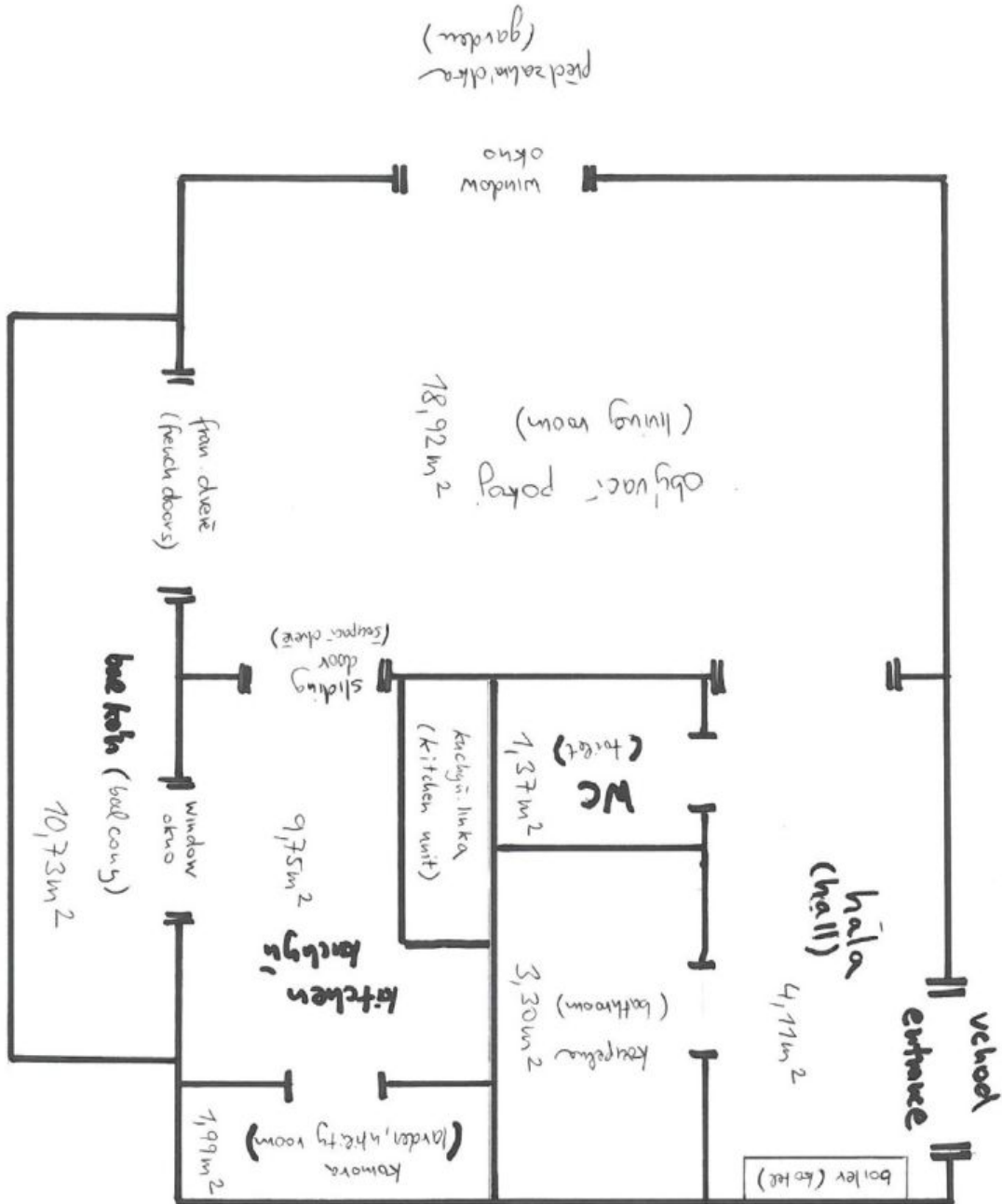
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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1. NP 39,44 m<sup>2</sup>  
 Zvýšené přízemí  
 (dům u sálu)

neúměrně měřítko  
 not to scale

