



## Apartment Three-bedroom (4+kk)

Rented

170 m<sup>2</sup>, Praha 4, Podolí, Na Hřebenech II





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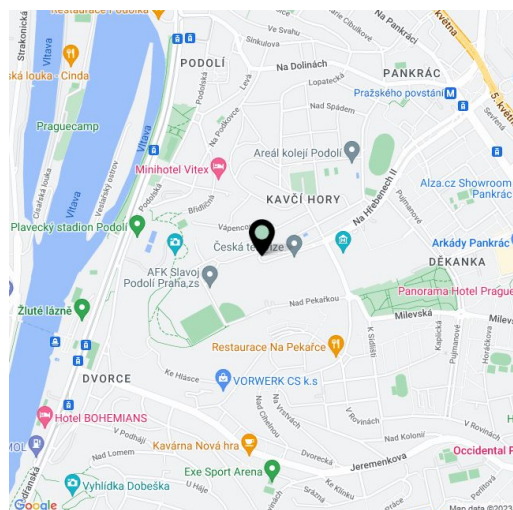
**Rented**170 m<sup>2</sup>, Praha 4, Podolí, Na Hřebenech II

Total area	170 m <sup>2</sup>
Garden	400 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	23257
Available from	Immediately

Benefiting from a 400 m<sup>2</sup> private garden and views of the Vyšehrad and Prague Castles, this is a comfortable 3-bedroom 2-bathroom flat. Situated on the ground floor of a modern building with underground parking and 24-hour security. Quiet location next to the Czech TV grounds, with two parks in close vicinity, about a five minute walk from Pražského povstání metro station (line C), and convenient to the Prague 4 international schools.

The interior includes a spacious living room with a fully fitted open kitchen and dining area, three separate bedrooms, walk-in closet, two bathrooms (bathtub / walk-in shower, sink, bidet, toilet), utility room, and a large entry hall with built-in wardrobes. The terrace and garden are directly accessible from the living room and two bedrooms.

Solid wood parquet floors, tiles, security entry door, French windows, security outdoor blinds, Bosch kitchen appliances, dishwasher, alarm (incl. the garden), video entry phone, camera system, cellar. Two garage parking spaces included. Common building charges and deposit for utilities CZK 7000 per month.



\* 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.