



Apartment Three-bedroom (4+kk)

Rented

168 m², Praha 5, Smíchov, Na Hřebenkách





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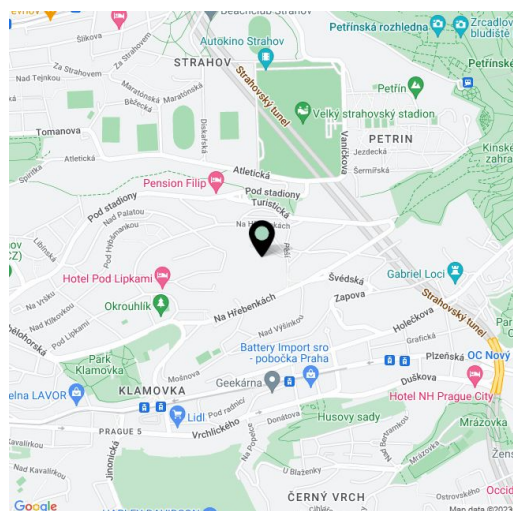
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Total area	203 m ²
Floor area*	168 m ²
Terrace	35 m ²
Parking	Parking available.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24125
Available from	Immediately

Boasting tasteful renovation, a prestigious location and beautiful unobstructed views of the city, this is a fully refurbished unfurnished 3-bedroom 2-bathroom split-level attic flat with two terraces and access to a shared outdoor Jacuzzi, sauna and garden. Situated on the third floor of a completely renovated traditional villa in a quiet 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 just minutes from the house.

The interior includes, on the lower level, a spacious living room with a fully fitted open kitchen and dining area, two bedrooms, a full bathroom, shower bathroom with toilet, and an open entry hall with built-in wardrobes and storage. The terraces are accessible from the living room / kitchen and one bedroom. The upper level features an open study and a large third bedroom. 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, fireplace, air-conditioning, wooden floors, heated tiles, Miele appliances, dishwasher, alarm, video entry phone, cellar, camera system. No lift. Garage available at CZK 3000/month or free parking on the plot with automatic gate. Common building charges, water and garden maintenance 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. Interior: 168 m². Terraces: total of 35 m². Available from March 1, 2017. VAT will be charged on top of all listed prices.



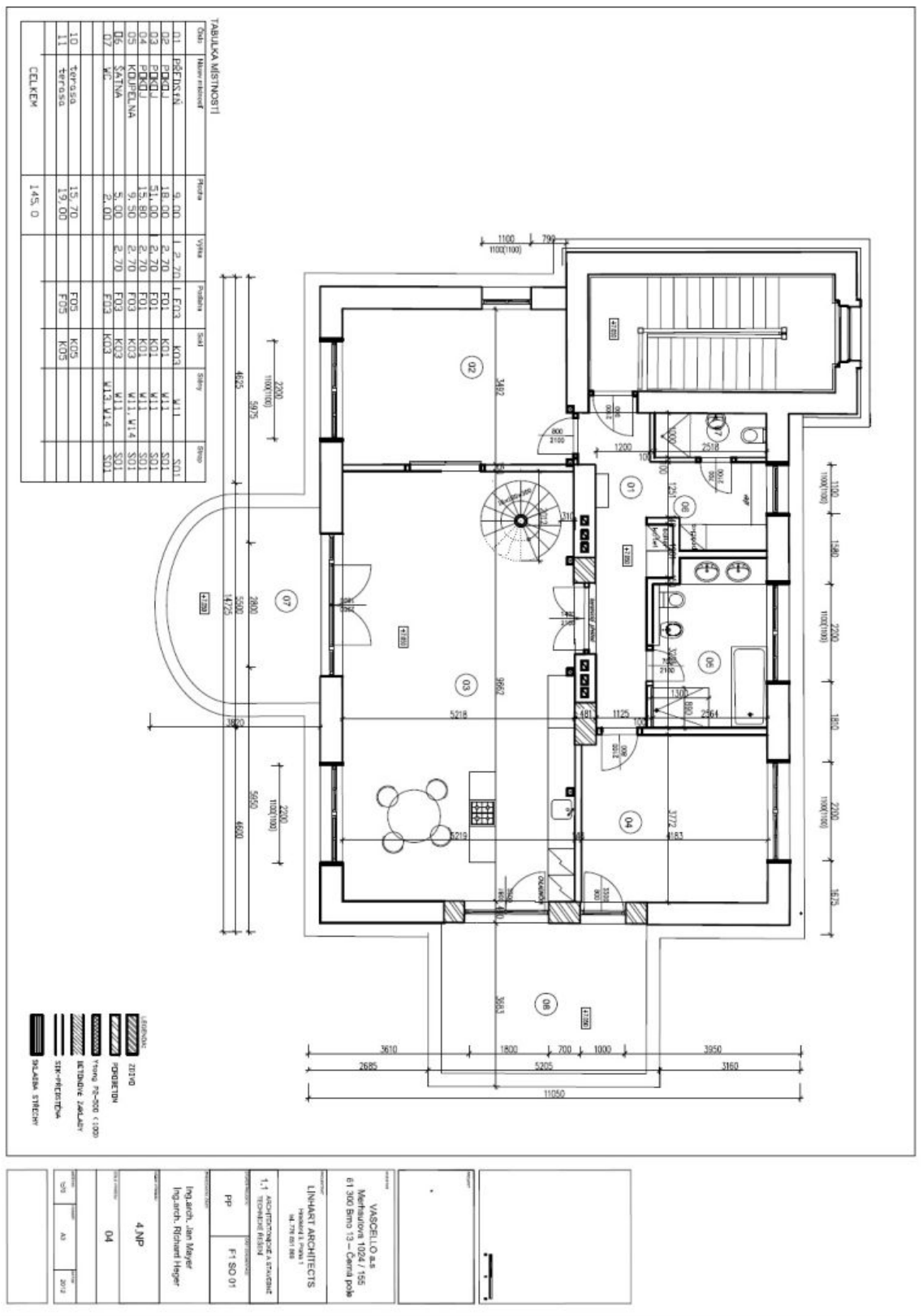
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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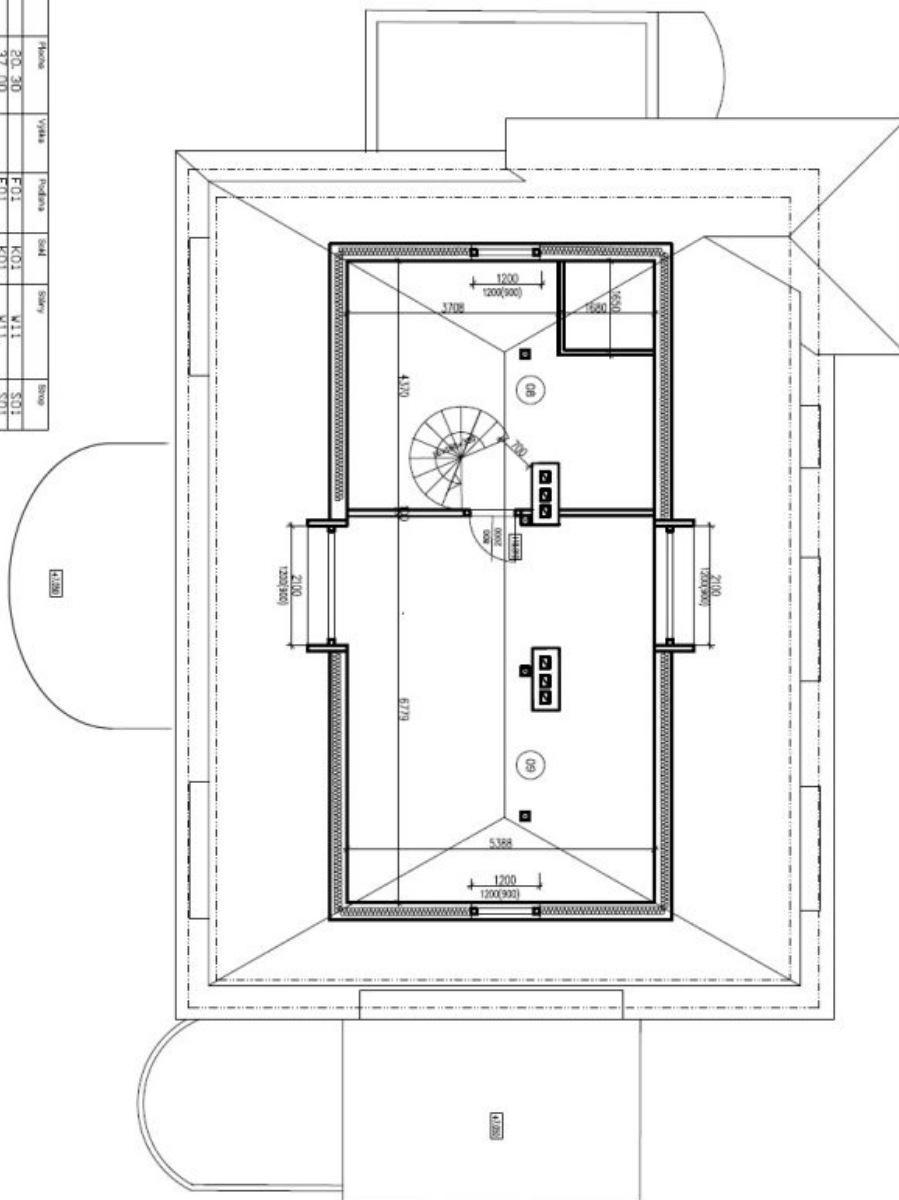
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TABULKA MÍSTNOSTÍ

Číslo	Název místnosti	Flóra	Výška	Podlahová plocha	Strop	Stěny	Sklo
08	POKLJ	20.30		F01	K01	W11	S01
09	POKLJ	37.00		F01	K01	W11	S01
CELKEM		57.30					



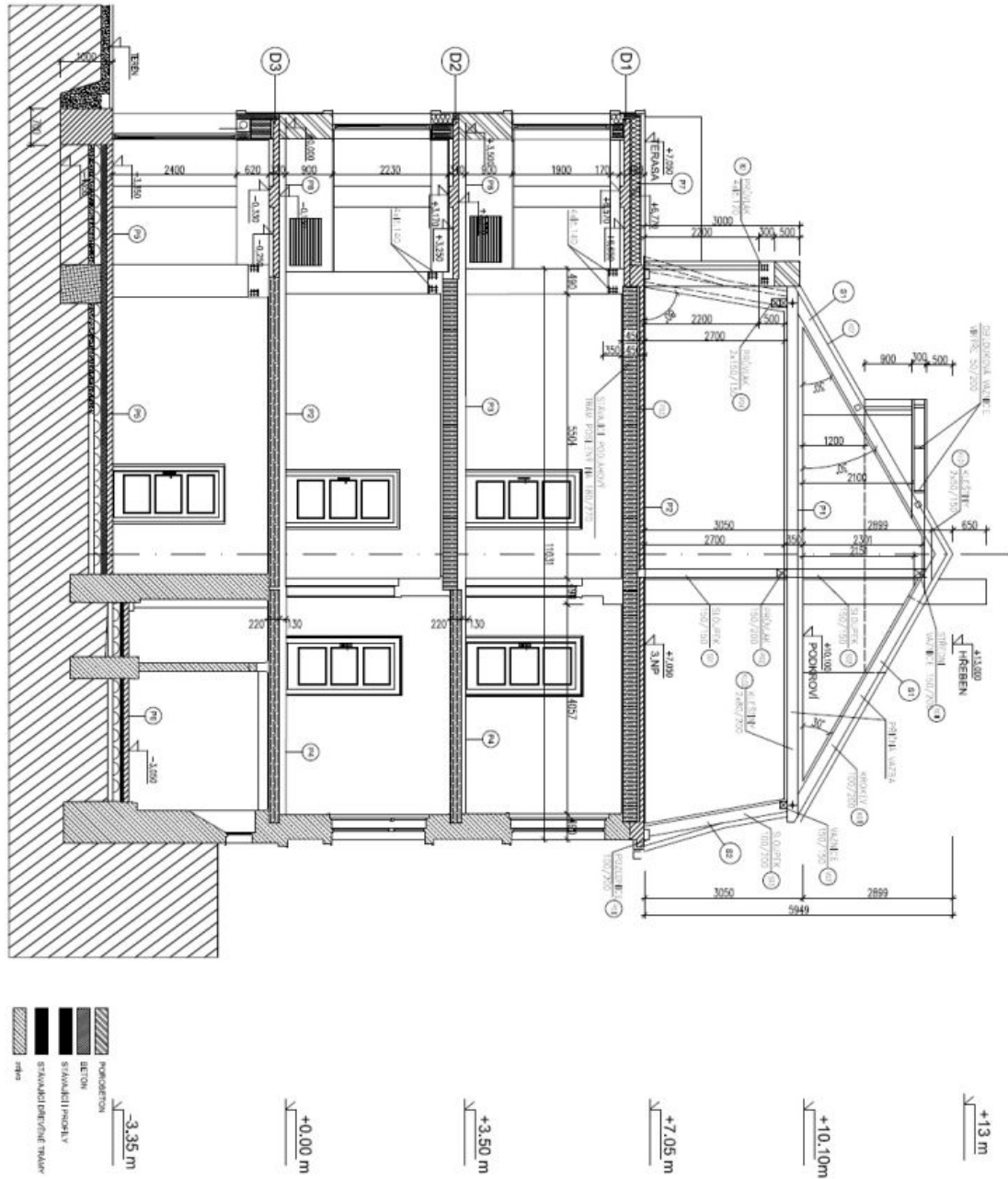
<p>VASCELLO a.s. Měnařova 1024 / 155 61 300 Brno 15 – Centrální LINHART ARCHITECTS Inženýři s. r. o. Prague 5, Praha 1 tel. / fax / e-mail</p>	
<p>1.1. ARCHITECTONICKÉ A STAVĚNÍ Technická zpráva PP</p>	
<p>Inž. arch. Jan Mayer Inž. arch. Richard Hegler</p>	
<p>5.NP</p>	
<p>05</p>	
100%	2012



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<p>VASCIELLO a.s. Melnická 1024 / 155 61 300 Brno 13 – Černá pole</p>	
<p>LINKART ARCHITECTS Hradec 1, Praha 1 147 00 Brno 13</p>	
<p>1.1. TECHNICKÉ ŘEŠENÍ ARCHITECTONICKÉ A STAVBY ppp</p>	
<p>Inž. arch. Jan Mayer Inženýr, Robert Hejzlar</p>	
<p>REZ 4-4</p>	
<p>07</p>	
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