



## Apartment Three-bedroom (4+kk)

Rented

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





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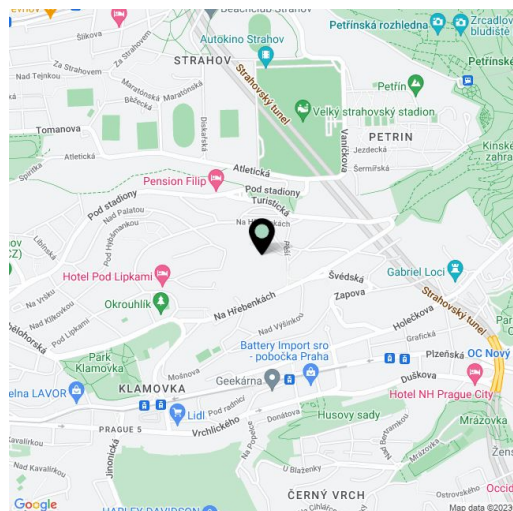
**Rented**168 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách

|                  |                    |
|------------------|--------------------|
| Total area       | 203 m <sup>2</sup> |
| Floor area*      | 168 m <sup>2</sup> |
| Terrace          | 35 m <sup>2</sup>  |
| 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 m<sup>2</sup>. Terraces: total of 35 m<sup>2</sup>. 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.

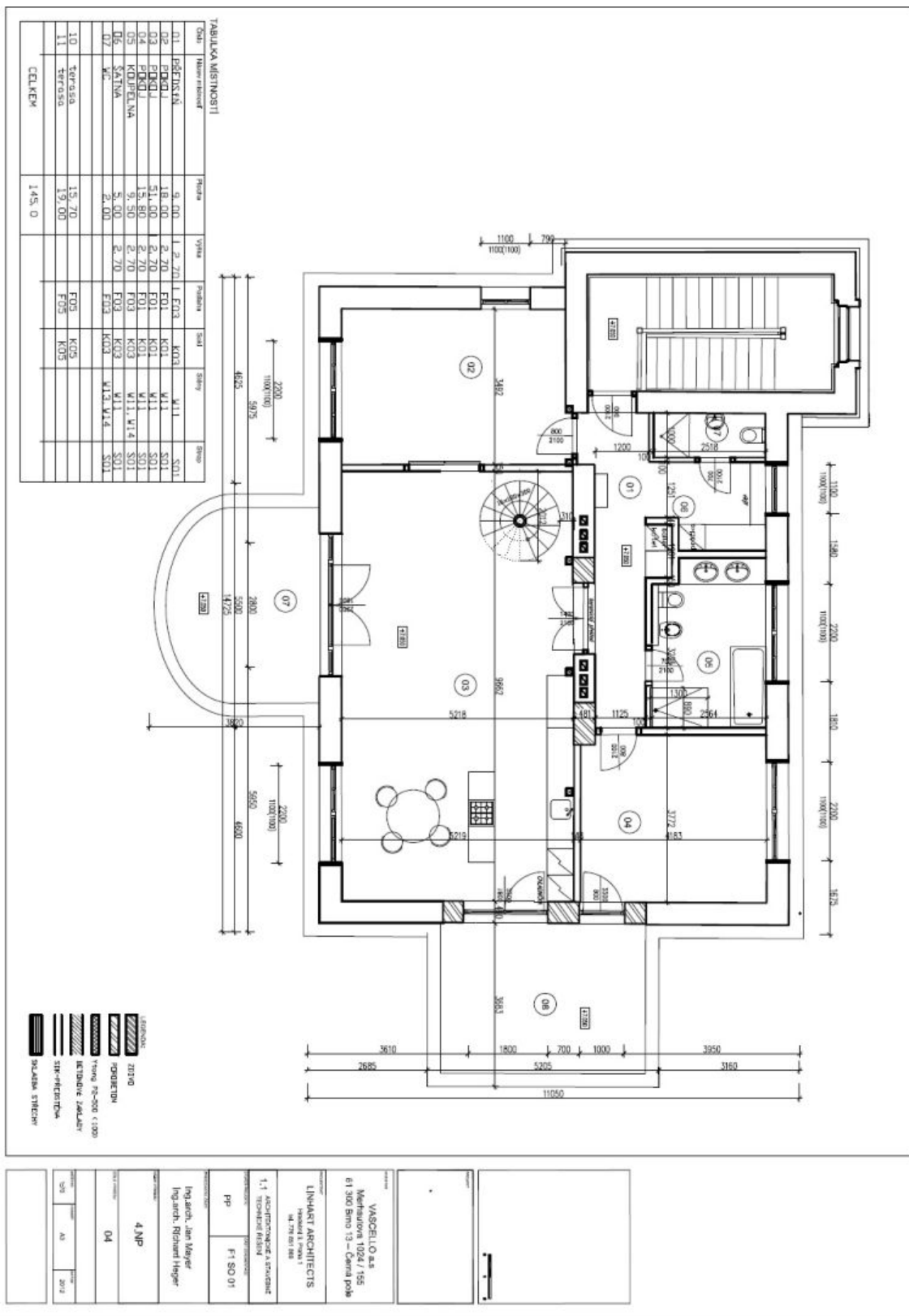




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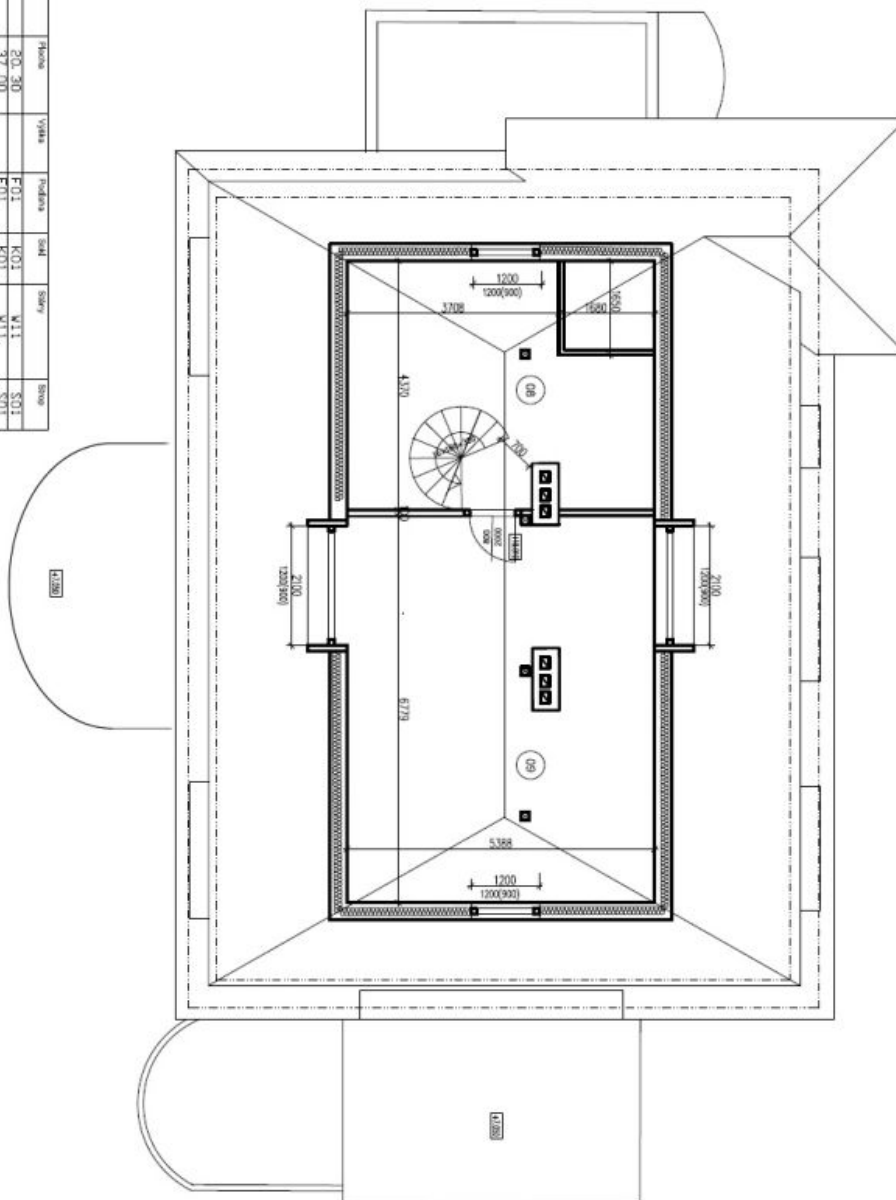
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TABULKA MÍSTNOSTÍ

| Číslo  | Název místnosti | Plocha | Výška | Podlaha | Strop | Stěny | Strop |
|--------|-----------------|--------|-------|---------|-------|-------|-------|
| 08     | PRŮJED          | 20,30  |       | F01     | K01   | W11   | S01   |
| 09     | PRŮJED          | 37,00  |       | F01     | K01   | W11   | S01   |
| CELKEM |                 | 57,30  |       |         |       |       |       |



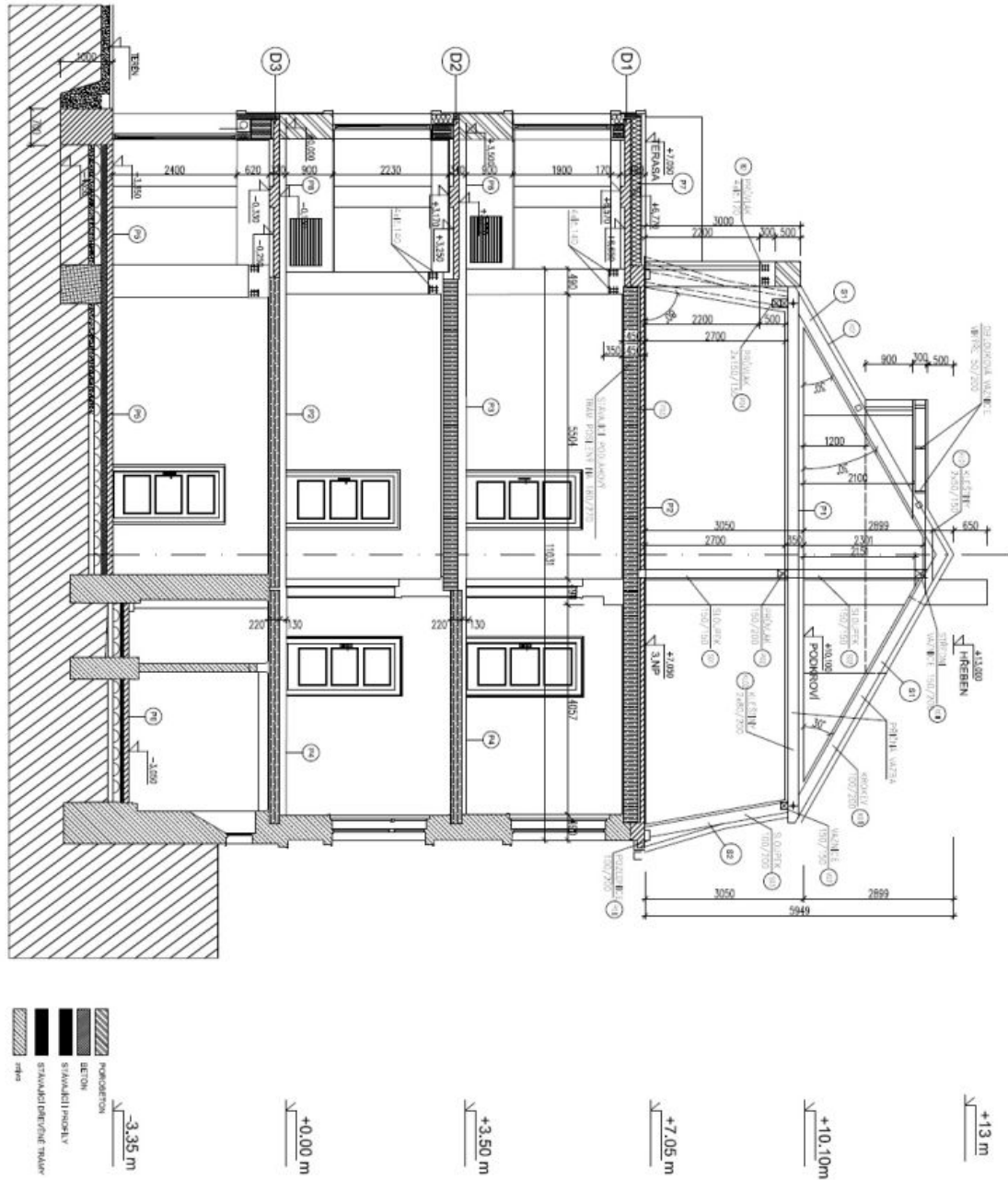
|  |      |
|--|------|
| <p>VASCELLO s.r.o.<br/>Měnařova 1024 / 155<br/>61 300 Brno 15 – Černá pole</p>                 |      |
| <p>LINHART ARCHITECTS<br/>Inženýrská firma s.r.o.<br/>Prague 5, Praha 1<br/>MŠ / 190 / 000</p> |      |
| <p>1.1. ARCHITECTONICKÉ A STAVĚNÍ<br/>KONSTRUKČNÍ ŘEŠENÍ</p>                                   |      |
| <p>PP</p>  |      |
| <p>Ing.arch. Jan Mayer<br/>Ing.arch. Richard Hegler</p>  |      |
| <p>5.NP</p>  |      |
| <p>05</p>  |      |
| 100  | 2012 |
| 101  | 2012 |
| 102  | 2012 |



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|   |               |
|---|---------------|
| <p>VASCIELLO a.s.<br/>Melnická 1024 / 155<br/>61 300 Brno 13 – Černá pole</p> |               |
| <p>LINKART ARCHITECTS<br/>Hradec 1, Praha 1<br/>147 00 Brno 13</p>            |               |
| <p>1.1. TECHNICKÉ ŘEŠENÍ<br/>ARCHITECTONICKÉ A PRŮMYŠLENÉ<br/>PP</p>          |               |
| <p>Inž. arch. Jan Mayer<br/>Inženýr, Richard Hejzlar</p>                      |               |
| <p>ŘEZ 4-4</p>  |               |
| <p>07</p>   |               |
| 1:50  | 4.0.00 E. ÚAP |
| 1:50  | 42            |
| 1:50  | 04/2019       |