



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	56 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	2 000 CZK monthly
PENB	D
Reference number	26656

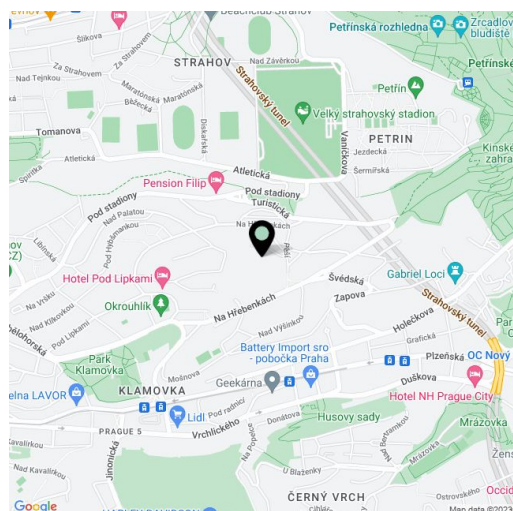
**Nice apartment with a semi-circular balcony overlooking greenery, located in a low-rise building in a residential area, offering comfortable living for two.**

The entrance to the house is a few steps from the street, as well as from the **covered garage space**, where the door leads directly to the hall and the elevator. The apartment is located on the third floor. From the hallway, the door leads to a **separate WC** (toilet) and to a bathroom with plenty of space for a washing machine. The living room, complete with a kitchen line, boasts large windows and a spacious balcony with views of **greenery**. The living room is connected to a bedroom that has a window oriented as well to the southeast.

The kitchen unit has a **granite sink** and **Zanussi** appliances. The built-in wardrobes in the hallway contain a **DAKON** gas boiler. The bedroom features **wall-to-wall carpet** and **spacious built-in wardrobes**. The price **includes one garage parking space**, parking in front of the house is also possible.

The surrounding area provides many running and walking trails that lead to **Petrin Hill** and **Prague Castle** or to the opposite side to the **Košíře-Motol** nature park. All amenities (shops, restaurants, post office, kindergarten, basic school and grammar school) are available nearby. The **Nad Klamovkou** bus stop & the **Klamovka** tram stop are just two minutes from the house, the **Anděl metro station (line B)** is six-minutes by tram.

Interior 50 m<sup>2</sup>, balcony 6 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.