



## Apartment Four-bedroom (5+kk)

Ask for price

158 m<sup>2</sup>, Praha 5, Smíchov, Na Hřebenkách





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Total area	186 m <sup>2</sup>
Floor area*	158 m <sup>2</sup>
Balcony	28 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	26709

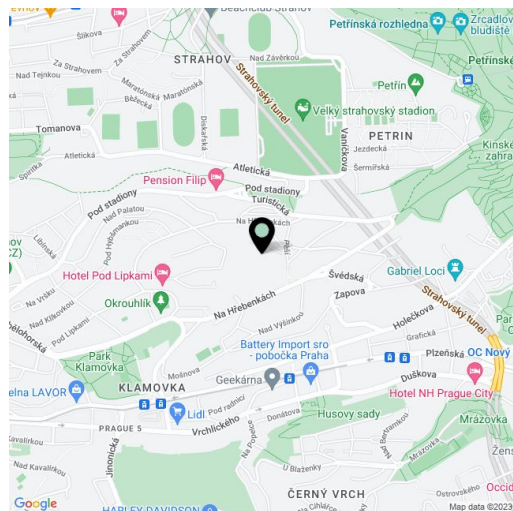
This modern 4-bedroom apartment with two balconies situated on the 4th floor of a new residential building designed by the Italian architect Porcellini to a very high standard and with an ideal location on a sunny slope, ensures utmost comfortable living with pleasant green views.

The layout of the apartment is characterized by its **functionality, generous floor space, and practical storage solutions**. The interior consists of an entry hall, a central hall connected to the living room with a kitchen and balcony, a bedroom with an en-suite bathroom, three more bedrooms, a bathroom, and a separate toilet. Two bedrooms have access to the second balcony. The building's elegant common areas include a reception desk as well as a storage room for bikes and baby strollers.

The interior is equipped with **wooden laminate flooring**, large-format tiles, **insulated triple-glazed aluminum windows**, a security **steel entry door**, wooden interior doors, intelligent LED lighting, and **Grohe, Villeroy & Boch, or KALDEWEI sanitary ware**. Cooling is ensured by central circulating units in the suspended ceilings in the apartment's halls. The purchase price includes **2 garage parking spaces**.

The Hřebenky area is one of the most **sought-after residential locations** in Prague due to its tranquility thanks to minimal traffic and easy reach of Prague's center, complete with all services. Worth mentioning is also its quick access to several **prestigious international schools** in Prague 6 and wide range of leisure time activities in the nearby **Ladronka and Petřín** parks. The location also allows for easy access to the Vaclav Havel Airport Prague, Pilsen, and Karlovy Vary.

Interior 158.20 m<sup>2</sup>, balcony 27.79 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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