



Apartment Four-bedroom (5+kk)

Rented

178 m², Praha 5, Smíchov, Pod Hájem





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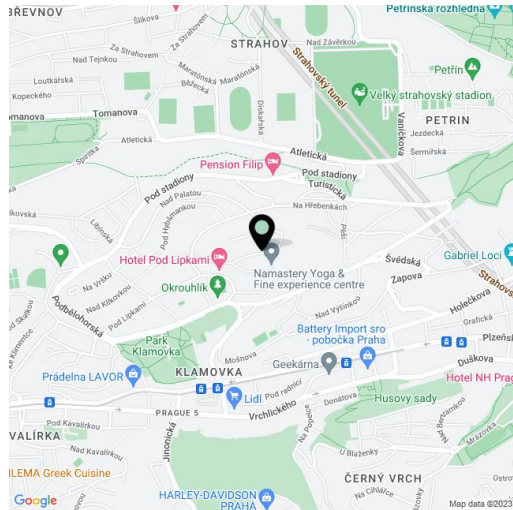
178 m², Praha 5, Smíchov, Pod Hájem

Total area	186 m ²
Floor area*	178 m ²
Balcony	8 m ²
Garden	250 m ²
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Service charges, water, and Internet connection CZK 6,000 per month. Gas and electricity are billed separately (CZK 6,000/month).
PENB	G
Reference number	30158
Available from	Immediately

Modern apartment boasting a 250 m² landscaped garden, an 8 m² balcony, and beautiful views of the surrounding greenery. This air-conditioned 2-bathroom unit with a study/office is on the 2nd floor of a contemporary building with an elevator, located in the prestigious residential neighborhood of Hřebenky, in close vicinity of several parks - Klamovka, Ladronka, and Kinský Gardens. A highly sought-after location with great access to urban amenities, the Anděl metro station, the Nový Smíchov commercial and entertainment center, and the French School.

The interior features a comfortable living room with a dining area, a fully fitted open plan kitchen plus a **garden** and **balcony** access, a master bedroom with an en-suite bathroom (bathtub with a shower screen, bidet, toilet, bidet shower) and garden access, two further bedrooms, an office adjacent to the living room (or fourth bedroom), a fitted **walk-in closet**, a utility room, an additional toilet with a bidet shower, and an entrance hall.

Quality equipment and finishes, hardwood floors, tiles, security entry door, French windows, automatic external blinds, gas heating, heat pump, induction cooktop, dishwasher, video entry phone, 15 m² **cellar**, individual energy meters. Children's playground nearby. **Double garage** is included.



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.