



Apartment Two-bedroom (3+kk)

€ 1 520 | CZK 38 000

116 m², Prague 5, Smíchov, Holečkova





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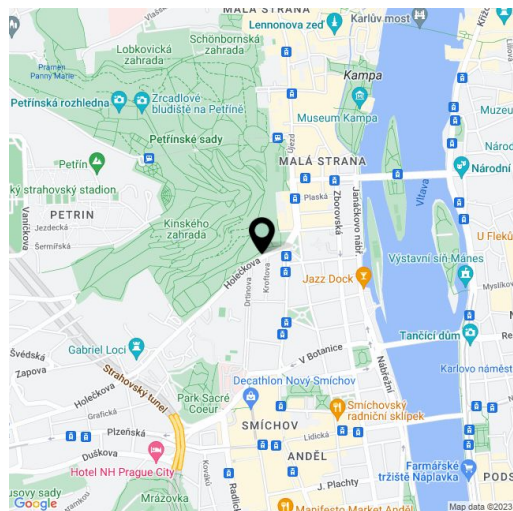
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Total area	136 m²
Floor area*	116 m²
Terrace	20 m²
Parking	-
Cellar	-
PENB	E
Reference number	31412
Available from	Immediately

Boasting a 20 m² roof terrace providing panoramic views of Prague, this furnished 2-bedroom split-level attic flat is on the fourth top floor of a renovated residential building with a lift. Located in Hřebenky, a highly sought after residential area in close vicinity of the Kinského Garden, Petřín hill and Nový Smíchov shopping and entertainment center. Quiet area with bus connections, convenient to Újezd trams, Anděl metro, and close to the French School, and with quick access to the city center. A bus stop is located near the building, with direct bus connections to the airport.

The lower floor features a comfortable living room with a dining area and a fully fitted open plan kitchen, a toilet, and an entrance hall with built-in storage. The upper level offers a glass gallery, an **air-conditioned** master bedroom with a French windows, a second bedroom with access to the **roof terrace**, and a bathroom incl. a bathtub and a toilet.

Solid wood parquet floors, tiles, security entry door, glass interior doors, wooden beams and brick walls, projection screen and projector, gas boiler, washing machine, dishwasher, induction cooktop, microwave oven, shared cellar. Service charges and water fees included in the rent. Deposit for gas and electricity in the amount of CZK 3000/month is billed separately.



* 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.