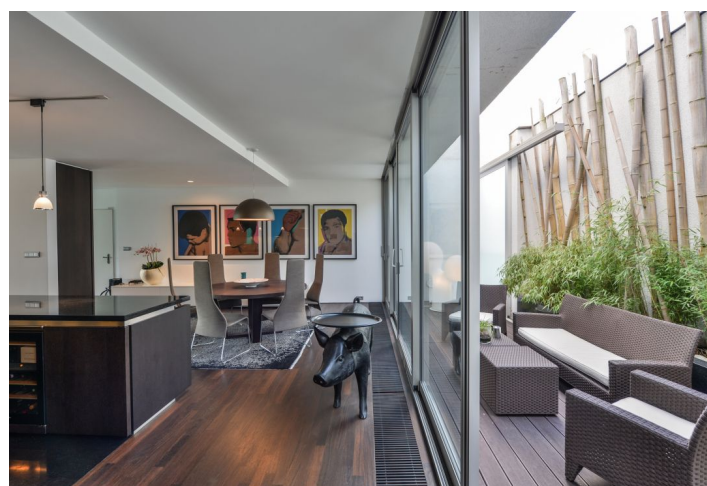
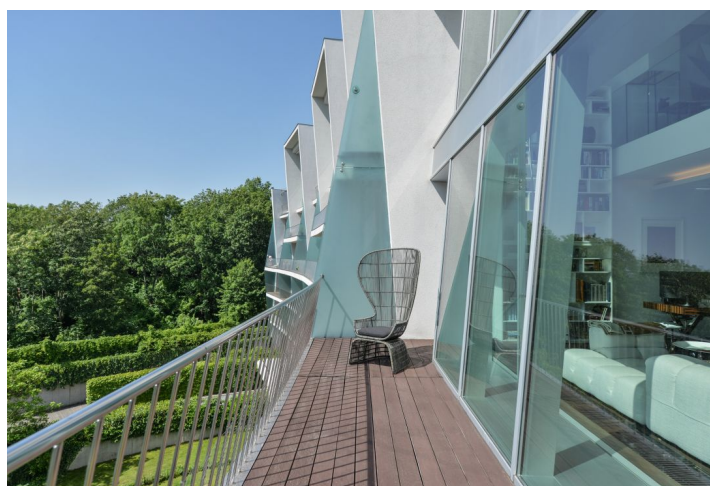




Apartment Four-bedroom (5+kk)

Rented

284 m², Prague 5, Smíchov, Na Hřebenkách





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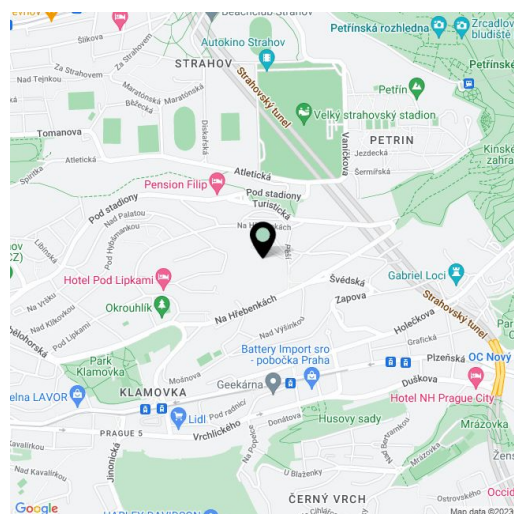
Total area	321 m²
Floor area*	284 m²
Terrace	37 m²
Parking	2 garage parking places.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for building charges, water, and heating CZK 15.000. Electricity will be paid separately - transferred to the tenant.
PENB	C
Reference number	32753
Available from	Immediately

This sunny duplex apartment with designer facilities, an atrium, and a terrace with breathtaking views is part of the architecturally stunning XY Hřebenky residence, set on a green southern slope below Strahov and Ladronka. Transportation connections are provided by buses; the ride to the Anděl metro station takes 8 minutes. There is a wide range of year-round sports activities, such as inline skating, running, biking, beach volleyball or swimming. A nice walk through the Petřín Gardens will take you to the Prague Castle.

The upper level of the apartment on the 4th floor consists of an open plan living room with a dining area and kitchen, connected to the **outdoor atrium**. There is also an entrance hall, a toilet, and a closet. **The quiet zone** on the lower level consists of a master bedroom with an en-suite bathroom, 2 other bedrooms with a shared bathroom, a dressing room, and a large study with an adjoining **terrace**.

The interior was created by the **designer Ivanka Kowalski**, whose concept is fresh, modern, and at the same time cozy. Facilities are mainly by the **B&B Italia**, **Flos**, and **Vitra** brands. The kitchen is fully equipped with Miele appliances (including a wine fridge) and has a **granite worktop**. Wooden floors, aluminum windows with electrically controlled exterior blinds. **Cooled ceilings** ensure a comfortable temperature even in the summer months; heating (underfloor heating in the bathrooms) is provided by a central boiler room in the house. A **bio fireplace** helps create the apartment's homey atmosphere, and safety is provided by a 24-hour reception with a security and CCTV system as well as an alarm and fire alarm in the apartment. The residence was designed by the leading Czech architect **Radan Hubička**. Residents can use a **private fitness center**, a counter-flow pool, a sauna, a squash court, a garden, and a children's playground. The apartment comes with **2 garage parking spaces** and a large **cellar**.

Thanks to the location's minimal traffic and absence of noise, the Na Hřebenkách area is a very safe and nice place for **family housing**. Within walking distance, there are several kindergartens and an elementary school, as well as complete services. Available from March 2024, possible earlier upon agreement.



* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.



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