



## Apartment Three-bedroom (4+kk)

Rented

110 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky





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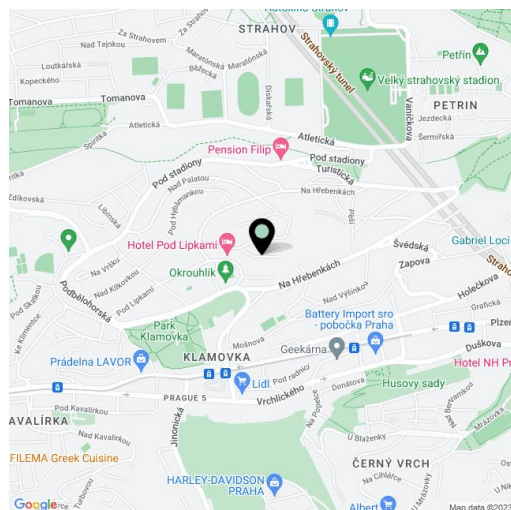
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Total area	166 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Garden	367 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33065
Available from	Immediately

Boasting a covered outdoor pool and a landscaped garden, this brand new, south facing 3-bedroom 2-bathroom apartment is on the ground floor of a low-energy apartment building set on a quiet dead-end street with mature trees in the premium location of Hřebenky, Prague 5. Boasting a timeless design, underground parking, a sauna and an impressive lobby, the project is set in a residential area at the foot of the Strahov Hill, offering a peaceful private atmosphere. Located in close vicinity of Klamovka and Ladronka Parks, with quick access to full amenities and the city center, with bus and tram stops just a few minutes away offering direct connection to the Nový Smíchov shopping mall and Anděl metro station. Conveniently located for the French, German and Japanese Schools and Prague 6 international schools.

The interior features a comfortable living room with a fully fitted open plan kitchen and a dining area, a master bedroom with an en-suite bathroom (walk-in shower, toilet), two further bedrooms, a family bathroom (bathtub, toilet), a laundry room, a **walk-in closet**, and an entrance hall. All main room have access to the **terrace / garden with the pool**.

**Air-conditioning, smart home system, triple layer oak floors, large-format seamless tiles, built-in wardrobes, wooden triple-glazed windows, automatic external aluminum blinds, interior doors with concealed hinges, security entry door, designer bathroom fixtures, central ventilation with heat recovery, passive heat convectors under the windows, underfloor heating in the bathrooms, video entry phone, automatic irrigation, **cellar**, large garden house, shared **sauna**, private wine cellar (27m<sup>2</sup>), lift, pram storage. **Two garage parking spaces** are included. Service charges and utilities CZK 15000 per month. Electricity is billed separately. Available from September 15, 2019. **The tenant has to be a VAT payer.****



\* 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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