



## Apartment Four-bedroom (5+kk)

Rented

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





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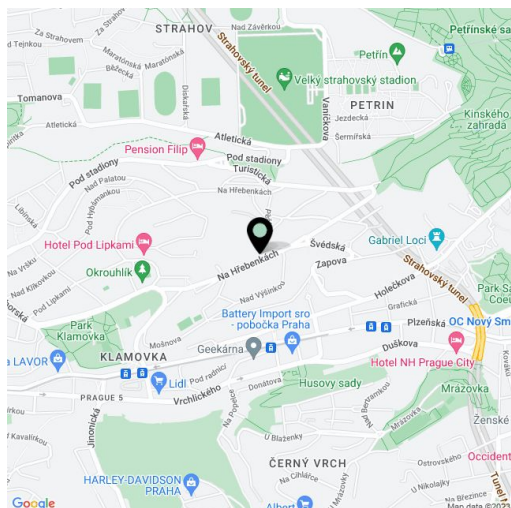
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Total area	186 m <sup>2</sup>
Floor area*	158 m <sup>2</sup>
Balcony	28 m <sup>2</sup>
Parking	2 garage parking spaces included in the rent.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35018
Available from	Immediately

This modern partially furnished 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 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. Quick access to several prestigious international schools and wide range of leisure time activities in the nearby Ladronka and Petřín parks.

The interior consists of an entry hall, a central hall connected to the living room with a fully equipped 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 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, built-in wardrobes. **Cooling** is ensured by central circulating units in the suspended ceilings in the apartment's halls. **Two garage parking spaces** and cellar are included. Deposit for common building charges and heating CZK 9000/month, electricity is paid 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.



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