



## Apartment Four-bedroom (5+kk)

Sold

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





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Total area	253 m <sup>2</sup>
Floor area*	206 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	1 500 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35914

This exclusive, south-facing 4-bedroom penthouse with views of the Prague panorama including Cibulka Park comes with 2 parking spaces. Located in the premium location of Hřebenky, this newly created, architecturally timeless passive residential villa on a quiet one-way street lined with mature trees offers 10 first-class, south-facing apartments, a sauna, and an impressive entrance hall.

The layout of the upper level (4th floor) consists of a master bedroom with an en-suite dressing room and bathroom (bathtub, shower, toilet), 3 children's bedrooms, a shared bathroom (bathtub, shower, toilet), a closet, a utility room, and an entrance hall. The master bedroom and one children's room have a shared terrace. On the 3rd floor, there is a generous living room with a kitchen, dining room, pantry, and a second terrace, outdoor furniture storage, a guest toilet, and a hall with **direct access from the elevator**.

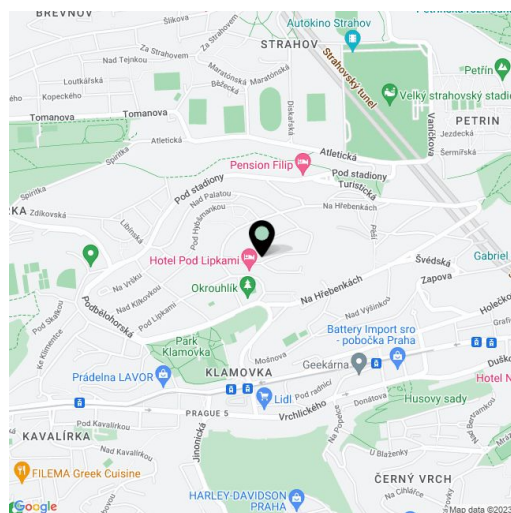
Facilities include **three-layer oak floors**, large-format tiles, wooden windows with insulated triple-glazed panes and exterior remote controlled aluminum blinds, **interior doors with concealed hinges**, security entrance doors, brand name fixtures and accessories, **central ventilation with heat recovery**, heating with passive convectors under the windows, underfloor heating in the bathrooms, a preparation for a smart home system, and air-conditioning. The purchase price includes **2 parking spaces** in the **underground garage**, **1 outside parking box** and **2 cellar storage units**.

Set in a neighborhood with many villas from the first half of the 20th century at the foot of Strahov hill, it offers **quiet living and a high degree of privacy**. Another advantage is its easy access to the center of Prague, including the Anděl entertainment and business zone. The nearest public transport stops are just a few minutes' walk from the building.

Total area 209.6 m<sup>2</sup>.

Interior 196.06 m<sup>2</sup>, terraces 61.63 m<sup>2</sup>, garden furniture storage 2.32 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.

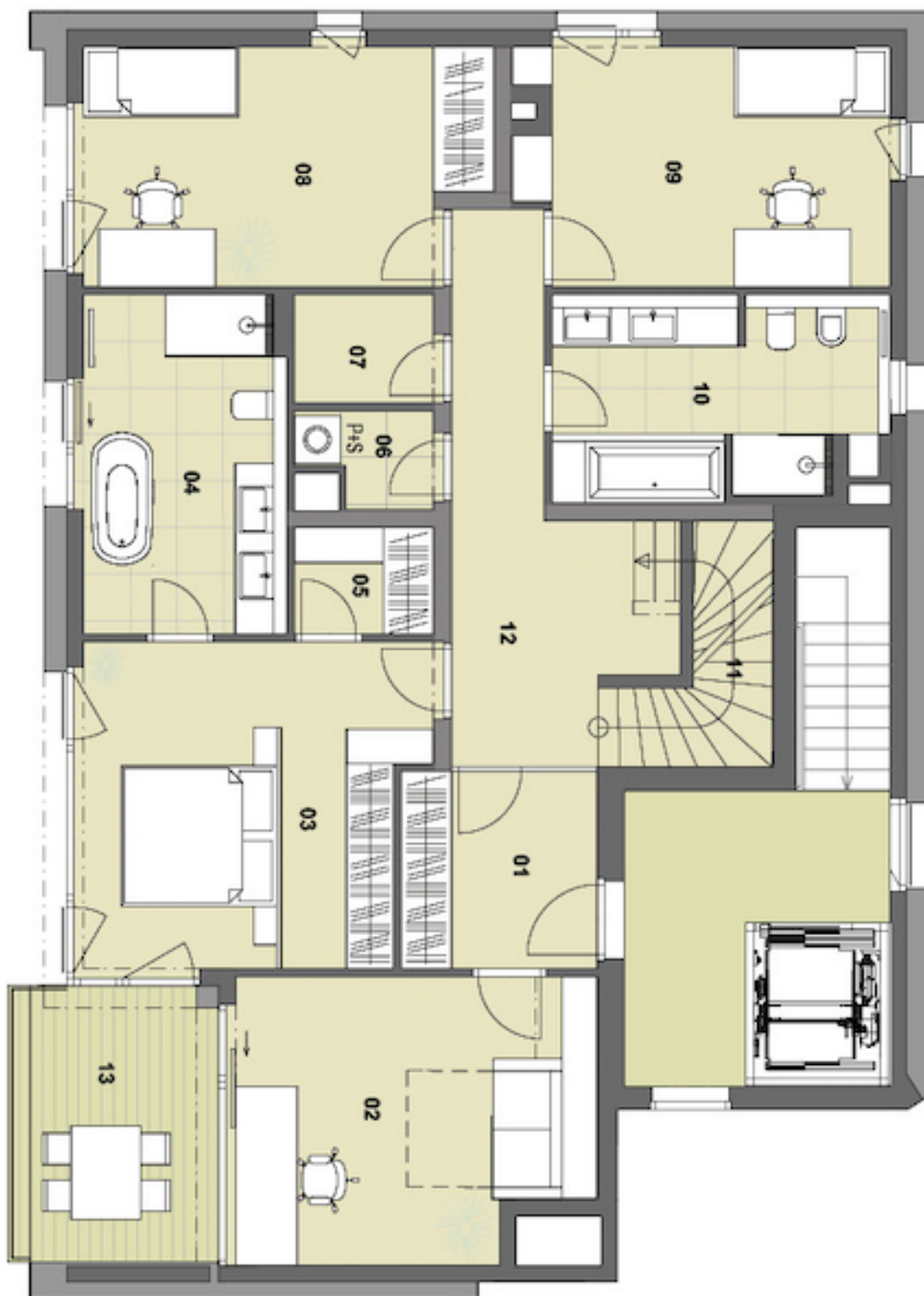




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