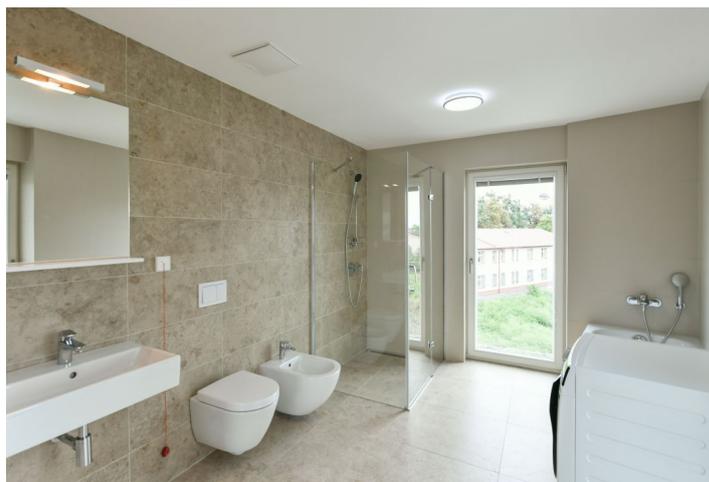




Apartment One-bedroom (2+kk)

Rented

83 m², Prague 5, Smíchov, Kobrova





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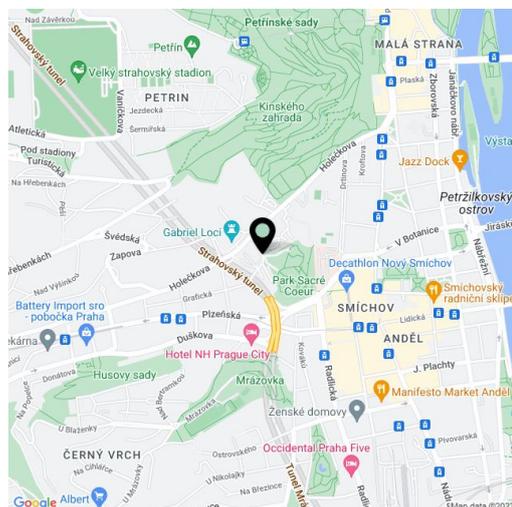
83 m², Prague 5, Smíchov, Kobrova

Total area	93 m ²
Floor area*	83 m ²
Terrace	10 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37002
Available from	Immediately

Contemporary apartment in the Vitality Residence. This is a brand new 1-bedroom apartment with a 10 m² terrace and green views, on the second floor of the newly built Vitality Residence project with a wide range of services. Located in Hřebenky, a much sought after residential neighborhood in close vicinity of the Kinský Gardens, Petřín Hill Park and Nový Smíchov shopping and entertainment center. Quiet location with bus connections (bus stops is steps away), convenient to Anděl metro and the French School, with quick access to the city center and a direct connection to the airport, near the Strahov tunnel. The low energy residence amenities include a 24/7 reception, security, parking, a party room with a fireplace and a kitchen, a fitness room, a cinema, a health care program, household services - e.g. cleaning and ironing (included) and more.

The interior features a living room with a fully fitted open plan kitchen and **terrace** access, a bedroom with an comfortable en-suite bathroom incl. a walk-in shower, a bathtub, a bidet and a toilet, a fitted **walk-in closet**, an additional guest toilet, and a spacious open entrance hall.

Hardwood floors, large format tiles, security entry door, French windows, blinds, central underfloor heating, washer, dishwasher, induction cooktop, microwave oven, video entry phone, **SOS alarm systems**, cable TV connection, high speed Internet, **cellar, garage parking space**. Monthly service charges incl. reception and security: CZK 4887. Monthly fee for garage maintenance: CZK 1450. Monthly deposit for electricity: CZK 600, hot water and heating: CZK 1038, water: CZK 500.



* 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.