



## Apartment Four-bedroom (5+kk)

Rented

172 m<sup>2</sup>, Praha 4, Podolí, Na Hřebenech II





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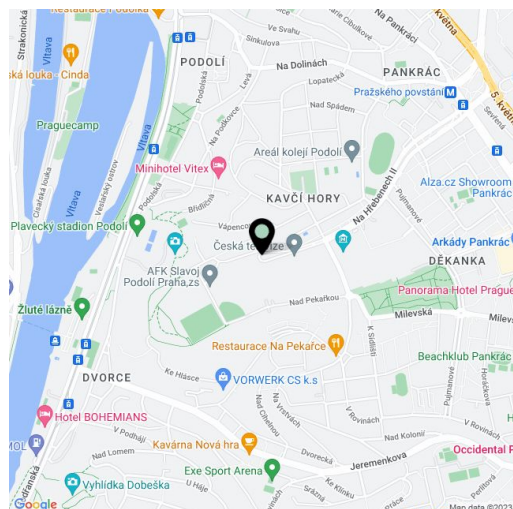
172 m<sup>2</sup>, Praha 4, Podolí, Na Hřebenech II

|                  |                            |
|------------------|----------------------------|
| Total area       | 182 m <sup>2</sup>         |
| Floor area*      | 172 m <sup>2</sup>         |
| Balcony          | 30 m <sup>2</sup>          |
| Parking          | Two garage parking spaces. |
| Garage           | Yes                        |
| Cellar           | Yes                        |
| PENB             | C                          |
| Reference number | 38765                      |
| Available from   | Immediately                |

Boasting 2 balconies and wonderful unobstructed panoramic views of Prague including the Vltava River Valley, the Vyšehrad Castle, the Petřín Hill and the Prague Castle, this is a comfortable 4-bedroom 2-bathroom apartment. Situated on the third floor of a modern building, part of a gated complex with 24/7 security and underground parking. Located in a quiet neighborhood right next to the Czech TV grounds, with two parks in the immediate vicinity, about a five min. walk from the Pražského povstání metro station (line C), and with convenient access to full amenities, the Prague 4 international schools and the airport.

The interior features a large **air-conditioned** living room with a fully fitted open plan kitchen and access to the **balcony** offering beautiful views, a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower, toilet), and three further bedrooms - one also with a **balcony**. There is a family bathroom (bathtub, toilet), a **walk-in closet**, a utility room, a separate toilet with a bidet, and a spacious entrance hall with built-in wardrobes.

**Solid wood parquet floors**, tiles, security entry door, French windows, built-in storage, central heating, dishwasher, induction cooktop, video entry phone, alarm, **cellar**, chip entry to the building. **Two garage parking spaces** are included. Monthly deposit for service charges, utilities, security and garden maintenance: CZK 13,664.



\* 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.