svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

# Apartment Two-bedroom (3+kk)

**Rented**

167 m², Prague 5, Smíchov, Na Hřebenkách

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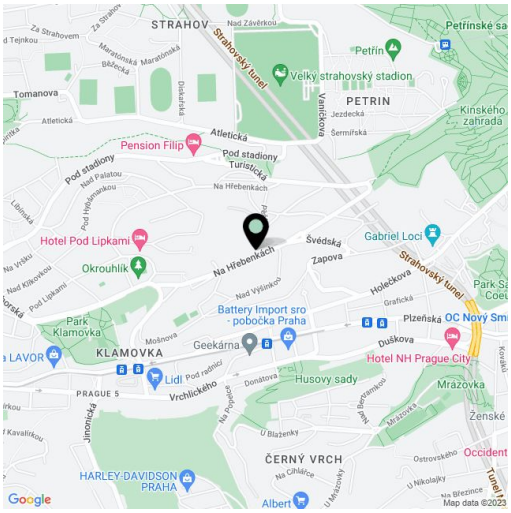
**Rented**

167 m², Prague 5, Smíchov, Na Hřebenkách

| | |
|---|---|
| **Total area** | 180 m² |
| **Floor area*** | 167 m² |
| **Terrace** | 13 m² |
| **Loggia** | 10 m² |
| **Parking** | Garage parking. |
| **Garage** | Yes |
| **Cellar** | Yes |
| **PENB** | C |
| **Reference number** | 39791 |
| **Available from** | Immediately |




* 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.

**Luxuriously furnished design air-conditioned 2-bedroom 2-bathroom flat with two terraces overlooking the greenery on the 5th floor of an above-standard residential project with fitness, swimming pool with counter-current, sauna, squash court, parking and 24/7 reception. Quiet neighborhood with lots of greenery on the border of Prague 5 and 6 below Strahov. In the vicinity of sport possibilities (football, rugby, swimming pool, athletic hall, beach volleyball, tennis courts, bike path and inline track), within walking distance of kindergarten and primary school. Nearby is Ladronka Park, Petrin Hill and Klamovka Garden.**

The layout of the apartment consists of a living room with fully equipped kitchen and **terrace**, master bedroom with bathroom (bathtub, shower, toilet, bidet), walk-in closet, and **second terrace**, another bedroom, central bathroom (bathtub, toilet), walk-in closet, and an entrance hall.

Intelligent home control system, **recuperation, cooling**, central heating, **solid wooden floors**, large windows with internal electrically operated blinds, many built-in wardrobes (entrance hall, bedroom) and fitted walk-in closets, above-standard kitchen with dishwasher and induction hob, washer, dryer , TV, alarm, videophone. The rental price includes one **garage parking** space and a **cellar** right next to the parking space, a second garage parking space is available at an additional cost. Deposit for common building charges, water and heating CZK 7,000 per month. Electricity is paid separately.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