



## Apartment One-bedroom (2+kk)

Rented

90.5 m<sup>2</sup>, Prague 5, Smíchov, Kobrova





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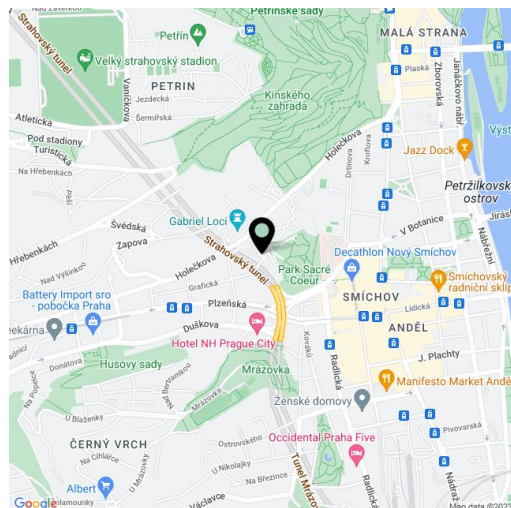
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Total area	93 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage parking for CZK 2.000/month.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	40127
Available from	Immediately

Modern air-conditioned fully furnished 1-bedroom flat with a balcony and green views, situated on the second floor of the modern project Residence Sacre Coeur 2. Located in Hřebenky, a highly sought after residential area in close vicinity of the Kinského Garden, Petřín hill and Nový Smíchov shopping and entertainment center. The residence offers 24-hour reception, underground garage parking and camera surveillance system. Quiet area with bus connections, convenient to Újezd trams, Anděl metro, and the French School, quick access to the city center. Bus stop in front of the building, direct connection to the airport.

The interior features a spacious living room with a fully fitted open kitchen and balcony access, one bedroom with **en-suite** bathroom (tub and toilet), a guest toilet, walk-in closet / storage room, and entry hall.

**Oak floors**, tiles, security entry door, French windows, floor heating, **air-condition**, built-in wardrobes, washer, dishwasher, microwave oven, wine cooler, video entry phone, high quality technical equipment, 3 m<sup>2</sup> **cellar**, chip entry. Garage parking space for CZK 2,000/month (to be rented together with the apartment). Deposit for common building charges and energies CZK 6.000/month. Available from August 20th 2021.



\* 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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místnost	m <sup>2</sup>
01 vstupní hala	3.6 m <sup>2</sup>
02 komora	2.9 m <sup>2</sup>
03 předstih WC	1.8 m <sup>2</sup>
04 WC	1.4 m <sup>2</sup>
05 obyvatel pokoj + KK	52.8 m <sup>2</sup>
06 vstupní šatna	3.8 m <sup>2</sup>
07 koupelna	4.8 m <sup>2</sup>
08 pokoj	15.6 m <sup>2</sup>
- příčky, sloupky a šachty	3.8 m <sup>2</sup>
obytná plocha	90.5 m <sup>2</sup>
00 sklep	3.0 m <sup>2</sup>
užitná plocha	93.5 m <sup>2</sup>
09 balkon	2.5 m <sup>2</sup>
celková plocha	96.0 m <sup>2</sup>
garáže, sklepy, sklady	
sklep	502.78
garážové stání	G02.102