



## Apartment Studio (1+kk)

42.3 m<sup>2</sup>, Praha 5, Smíchov, Kobrova

Rented





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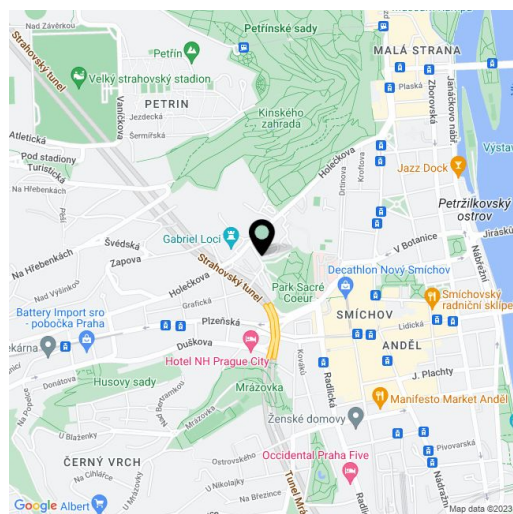
**Rented**42.3 m<sup>2</sup>, Praha 5, Smíchov, Kobrova

Total area	50 m <sup>2</sup>
Floor area*	42 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking at CZK 2,500/month.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, reception, security, water, and heating CZK 5,000. Electricity is billed separately. Monthly charge for basic services and care: CZK 2,447 + VAT.
PENB	B
Reference number	42668
Available from	Immediately

This fully furnished studio apartment with a balcony and green views is on the first floor of the recently built Vitality Residence project with a wide range of services. Located in Hřebenky, a much sought-after residential neighborhood in close vicinity of Kinský Garden, Petřín Hill Park, and the Nový Smíchov shopping and entertainment center. A quiet location with bus connections (a bus stop is mere steps away), convenient to the Anděl metro station and the French School, with quick access to the city center and a direct connection to the airport, near the Strahov tunnel. The energy-efficient residence's amenities include a 24/7 reception, security, parking, a party room with a fireplace and a kitchen, a fitness room, a cinema, a healthcare program, and housekeeping services (e.g. cleaning, ironing, and more).

The interior features a living room/bedroom with a fully fitted open plan kitchen and a **balcony** offering green views, a bathroom including a walk-in shower and a toilet, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, tiles, security entry door, ample storage space, central heating, underfloor heating, washer, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, barrier-free access, weekly **cleaning** (included). A garage parking space is available at CZK 2,500 per month.



\* 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.