



## Apartment Studio (1+kk)

Rented

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





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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
PENB	B
Reference number	42668

**Brand new apartment in the Vitality Residence. 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 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 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, 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. Monthly deposit for service charges, reception, security, water and heating CZK 5,000. Electricity is billed separately. Monthly charge for basic services and care: CZK 1,530 + VAT.

