



## Apartment Three-bedroom (4+kk)

Rented

144.1 m<sup>2</sup>, Prague 5, Smichov, Kobrova





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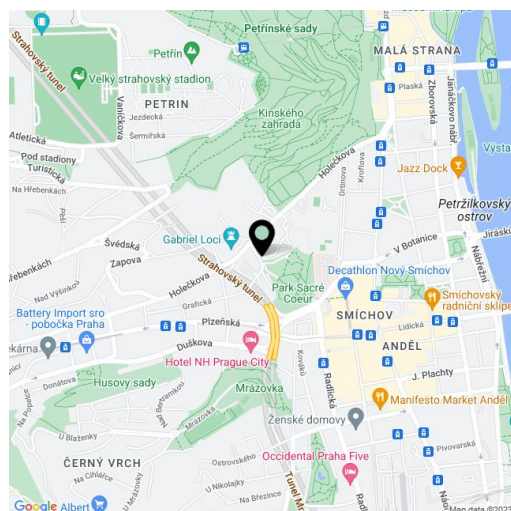
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Total area	288 m <sup>2</sup>
Floor area*	144 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Terrace	120 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, reception, security, water, and heating: CZK 17,928. Electricity is billed separately.
PENB	B
Reference number	42833
Available from	Immediately

This partly furnished apartment is on the 3rd floor of the recently built Vitality Residence with a wide range of services. Boasting 2 balconies and a roof terrace offering beautiful views of Prague, it is located in Hřebenky, a 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 lower level of the apartment includes a living room with a fully fitted open plan kitchen and balcony, a master bedroom with a fitted walk-in closet, an en-suite bathroom (walk-in shower, toilet) and a balcony offering beautiful views of Old Town, the National Theater, the Vyšehrad fortress, and Prague's high-rise buildings skyline, including the V-Tower, a second bedroom with an en-suite bathroom (walk-in shower, toilet), an additional toilet with a utility area, and an entrance hall. The upper level features an open gallery/office plus a green roof terrace with wonderful views of the city.

High-standard equipment and materials, air-condition, hardwood floors, tiles, Swiss lighting fixtures, washing machine, dishwasher, induction cooktop, microwave oven, barrier-free access. A garage parking space is included.



\* 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.