



Apartment Three-bedroom (4+kk)

Rented

144.1 m², Prague 5, Smichov, Kobrova





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Total area	288 m ²
Floor area	144 m ²
Balcony	24 m ²
Terrace	120 m ²
Parking	Garage parking.
Garage	Yes
PENB	B
Reference number	42833

This brand-new, fully furnished, 2-bathroom apartment is on the third 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, **hardwood floors**, tiles, Swiss lighting fixtures, washing machine, dishwasher, induction cooktop, microwave oven, barrier-free access. A **garage parking** space is included. Monthly deposit for service charges, reception, security, water, and heating: CZK 12,600. Electricity is billed separately. Monthly charge for basic services and care: CZK 1,700.

