



## Apartment One-bedroom (2+kk)

Rented

66 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách





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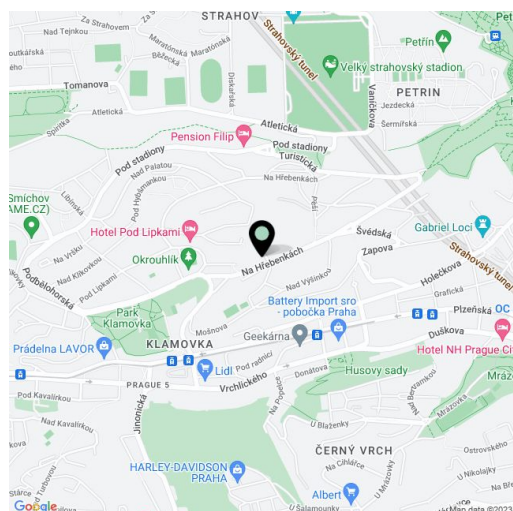
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|                  |                   |
|------------------|-------------------|
| Total area       | 81 m <sup>2</sup> |
| Floor area*      | 66 m <sup>2</sup> |
| Terrace          | 15 m <sup>2</sup> |
| Parking          | Garage space.     |
| Garage           | Yes               |
| Cellar           | -                 |
| PENB             | G                 |
| Reference number | 584               |
| Available from   | Immediately       |

**High standard 1-bedroom flat with a 15 m<sup>2</sup> terrace situated on the fourth floor of a unique residential project Na Hřebenkách XY, set in a hillside and surrounded with plenty of greenery. Convenient to the French School and the Klamovka and Ladronka parks, a few minute drive to the Nový Smíchov shopping and entertainment center or exit to Karlovy Vary and Plzeň.**

The interior features one bedroom with an en-suite bathroom (tub, sink, bidet, toilet) and built-in wardrobes, living room with a fully fitted open kitchen, storage room / walk-in closet, guest toilet, and entry hall with built-in wardrobes. The terrace is accessible from both main rooms and provides beautiful green views.

Wood parquet floors, security entry door, roller blinds, Miele kitchen appliances, audio entry phone, 8.6 m<sup>2</sup> basement storage unit. Can be furnished at a higher rent. The project amenities include an indoor swimming pool, fitness, squash court and sauna, 24-hour reception with security guard, and camera surveillance system throughout. One underground garage space included. Monthly deposit for common building charges and utilities CZK 6920. Electricity is billed separately.



\* 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.