



## Apartment Three-bedroom (4+kk)

Sold

155 m<sup>2</sup>, Prague 5, Smíchov, Na Šumavě





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Total area	210 m <sup>2</sup>
Floor area*	155 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Parking	2 spaces in an automatic parking system
Garage	Yes
Cellar	Yes
Service price	4 840 CZK monthly
PENB	G
Reference number	8937

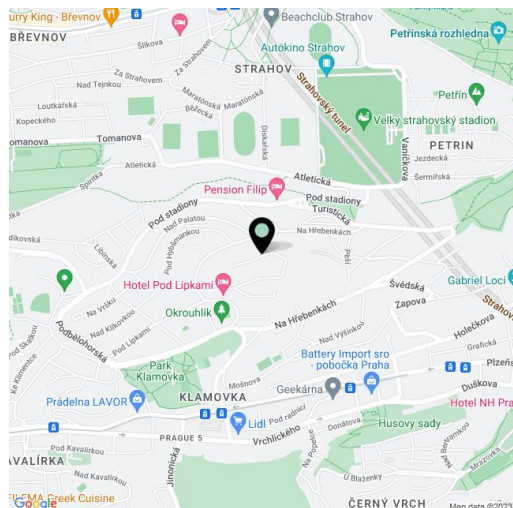
**New apartment boasting a large south-facing terrace with views of the greenery, part of a modern private villa with only five units, situated in the prestigious residential area of Hřebenka, Prague 5.**

This first floor apartment offers a generous living room with a preparation for a kitchen and access to the terrace, a master bedroom with an en-suite bathroom and a walk-in closet, two additional bedrooms with a shared walk-through closet, a master bathroom, a storage room, and a utility room. The purchase price also includes **2 parking spaces in an automatic parking system**, and a **cellar**.

The building has electronic locks, a modern elevator, and attractive common spaces with marble tiles and a staircase.

This new residential project blends seamlessly with the surrounding development and offers peaceful family living close to nature. Another advantage is its convenient access to downtown Prague, including the business and entertainment area of Anděl. The nearest public transport stop is located just a few minutes' walk from the house.

Interior 154.5 m<sup>2</sup>, terrace 55.49 m<sup>2</sup>, cellar 6.3 m<sup>2</sup>.



\* 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.



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