



80 m<sup>2</sup> Na Hřebenkách, Praha 5 - Smíchov Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

Order number	<b>N4473</b>	Price	<b>Leased</b>
Address	<b>Na Hřebenkách, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>80 m<sup>2</sup></b>
Offer status	<b>Leased</b>	Floor area	<b>66 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>14 m<sup>2</sup></b>
Lift	<b>Yes</b>	Year of construction	<b>2005</b>

## About real estate

We offer for rent a beautiful and bright apartment 2+kt with a living space of 66,5 sqm in a unique project XY Hřebenky in Prague 5. Unfurnished apartment is located on the 3rd floor of the house with a lift and 24h security, a large terrace of 14 sqm and 2 garages that are included in the price. For residents there is a private counter-flow pool, sauna, fitness and squash court.

Layout includes entrance hall, dressing room, bedroom and living room with kitchenette, fully equipped with all appliances. The bathroom has a bathtub with toilet, another toilet is separated. Both the living room and the bedroom have access to the terrace overlooking the greenery. Wooden floor, security door, cellar with rack system available. The high standard and high-quality design correspond with a modern living. The residential complex is located in the sought after residential area of Prague 5 and was designed by the famous Czech architect Radan Hubička. Security is provided by the camera system.

Location with all civic amenities in a quiet part of town near Klamovka and Ladronka parks. Nearby there is the shopping center Nový Smíchov and the French Lyceum. Excellent transport accessibility of the city center by car or public transport.

Available at the end of April 2018.

The Energy Class G is only listed temporarily to comply with legal requirements, the license is required to be drawn up.