



## Apartment Three-bedroom (4+kk)

Sold

119 m<sup>2</sup>, Prague 5, Smíchov, U Pernikářky





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Total area	128 m²
Floor area*	119 m²
Terrace	9 m²
Parking	1 000 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32987

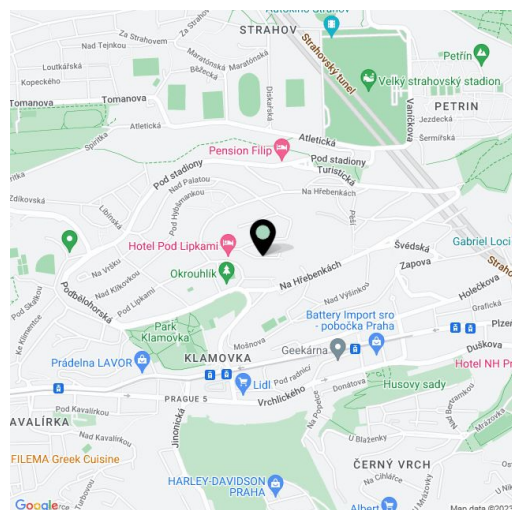
This newly built air-conditioned apartment with a sunny balcony overlooking the surrounding residential area and the wooded hillside of a nature park is located on the 2nd floor of a new architecturally interesting enclosed project with 10 first-class apartments, a garage, a private sauna with a relaxation zone, and an entrance hall overlooking the greenery. On a quiet one-way street lined with mature trees that is part of an attractive neighborhood named after the original Hřebenka farmstead.

The layout offers a living room with a kitchen, a dining room, and a **wheelchair accessible south-facing loggia**, a master bedroom with an en-suite bathroom (shower, toilet), another 2 bedrooms, a shared bathroom (bath, toilet), a guest toilet, a utility room, a **dressing room**, and an entrance hall.

The high standard facilities include hardwood **walnut floors**, large-format seamless floor tiles, **large triple-glazed wooden windows** and exterior **aluminum remote control blinds**, interior doors with concealed hinges, **air conditioning**, a **smart home system**, security entry doors (class IV), central ventilation with heat recovery, floor convectors, and heated floors in the bathrooms. The purchase price includes **2 garage parking** spaces and a cellar. It meets the demands of low-energy building standards, ensuring minimal energy costs.

The project is set in a residential area built in the first half of the 20th century at the foot of Strahov Hill that provides **tranquillity and a high level of privacy**. Another advantage is also its easy reach of the city center and the **Anděl** entertainment and business zone. Within walking distance, there is an elementary school and several kindergartens (including international ones), and the nearby Strahov stadium offers a **wide range of sports activities**. The nearest public transport stops are just a few minutes' walk away, as is **Klamovka Garden** with its legendary garden restaurant.

Total floor area 119.26 m², loggia 8.65 m².



\* 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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