



## Apartment Two bedroom 160 m<sup>2</sup> Praha 5, Na Hřebenkách

Price upon request



Layout  
**Two bedroom**

Area  
**160 m<sup>2</sup>**

Terrace  
**15.5 m<sup>2</sup>**

Timelessness, grandeur without ostentation, and perfect layout define the value of the apartments in the XY Hřebenky residence by architect Radana Hubička in Prague 5, Smíchov. We are pleased to offer for sale an apartment 3+kk with a floor area of 160 m<sup>2</sup> and a terrace of 15.5 m<sup>2</sup>.

The apartment is located on the 3rd floor of a building with 24-hour reception and security, in a house that functions as a secure, closed complex equipped with a CCTV system, ensuring the utmost privacy and security. The apartment comes with two parking spaces and a spacious cellar.

The interior of the apartment features a generous main room of 72 m<sup>2</sup> with a southern orientation and a terrace of 15.5 m<sup>2</sup>, boasting a beautiful view of the greenery. It includes a living room, dining area, and a fully equipped kitchen with Miele appliances. The entrance hallway is complemented by a cloakroom with a shower for dogs. From the main social area, there is also access to a guest toilet. The apartment further includes a quiet zone with two north-facing bedrooms and a bathroom with underfloor heating, a shower protected by glass sliding doors, and a bathtub. In the hallways leading to the bedrooms, there are custom-built wardrobes with ample storage space.

<b>Floor area</b>	160 m <sup>2</sup>
<b>Terrace</b>	15.5 m <sup>2</sup>
<b>Floor</b>	3
<b>Elevator</b>	Ano
<b>Building energy rating</b>	C

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Materials used in the apartment include large-format aluminum windows, sun-blocking interior electric blinds in the living room, Miele appliances, a granite countertop, and wooden oak floors in the rooms. It is one of the few projects in Prague that features a swimming pool with a counter-current system, a sauna, fitness center, squash court, and other sports facilities directly in the building.

The Hřebenky area is a highly prestigious location filled with greenery and excellent access to the city center. The convenience of being close to the OC Smíchov shopping center, a tunnel connecting the north and south of the city, and the D5 highway is also a benefit. The house is situated near international schools and kindergartens.

The owner reserves the right to select the buyer according to their own criteria. We recommend a viewing of this representative apartment.

## VÁŠ MAKLÉR



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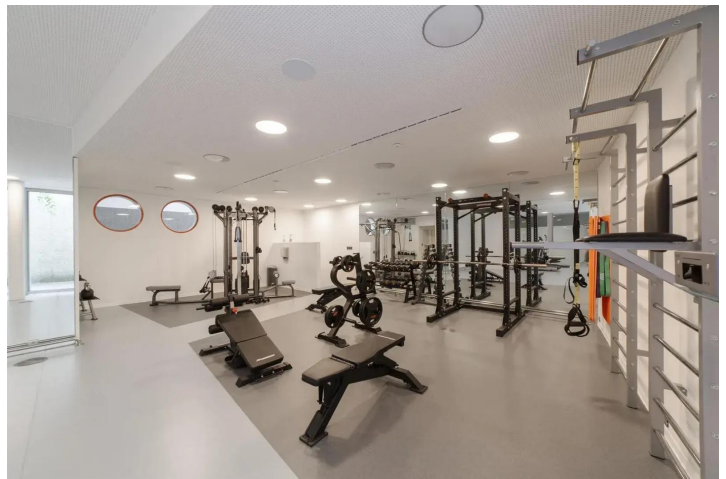
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