



# Apartment 4 Bed

Prague 5 - Smíchov, Erbenova

PRICE FROM	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Sold	ID 1095	3AB	1/7	171 m <sup>2</sup>	38 m <sup>2</sup>	2



Duplex premium apartment with south-facing orientation and impressive view of Prague's skyline spreads over 2 floors of a unique architectural residence. The terraced concept and perfect location on the slope of Strahov Hill offer exclusive living for life in Prague.

Airy apartment with 4 terraces and a front garden is a unique opportunity for all those who are not satisfied with the average, but for themselves and their loved ones require uncompromising quality with an emphasis on detail, functionality and comfort.

The lower floor consists of a generous living room with kitchen and dining area, which is connected to the south-facing front garden with terrace, private spa with access to the second terrace and front garden, entrance hall, utility room and separate toilet. On the upper floor there is a master bedroom with en-suite bathroom with bath and toilet and access to the third terrace through which you get to the conservatory, children's room, hallway and shared bathroom with bath and toilet.

The equipment includes glued multi-layer wooden floors, underfloor heating, large-format ceramic tiles, tiles and sanitary ware brand Villeroy & Boch, preparation for air conditioning, recuperation unit, outdoor screen blinds. Superior large-format windows provide a generous supply of daylight and panoramic views of the hundred-towered metropolis.

Location Hřebenky in the wider city center allows convenient and very fast transport to the city center, but at the same time is in direct contact with nature and within reach of places such as Prague Castle, Hvezda, Petřín Park or Ladronka Park, popular especially for in-line skaters and recreational runners. However, residents can also find a number of other leisure activities near their home, such as a golf course or tennis courts. In terms of amenities, the location meets all the requirements for a comfortable family life. There are several schools and kindergartens, including international ones, within easy reach of medical care and a five-star multiplex shopping center.

Completion is scheduled for Q2 2023. Price includes two parking spots and a cellar.



Erbenova 1313/19  
150 00 Prague 5 - Smíchov



3AB

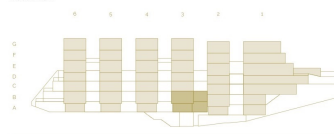
07	Chodba Corridor	19.0 m <sup>2</sup>
08	Koupelna Bathroom	5.9 m <sup>2</sup>
09	Ložnice Master bedroom	17.0 m <sup>2</sup>
10	Koupelna Master bathroom	3.9 m <sup>2</sup>
11	Ložnice Bedroom	16.4 m <sup>2</sup>
12	Terasa Terrace	19.5 m <sup>2</sup>
13	Zimní zahrada/steláž Winter garden/studio	14.5 m <sup>2</sup>



01	Vstupní hala Entry	6.5 m <sup>2</sup>
02	Obývací pokoj s kuchyní Living room with kitchen	43.1 m <sup>2</sup>
03	WC Toilet	1.7 m <sup>2</sup>
04	Komora Utility room	2.1 m <sup>2</sup>
05	Wellness Wellness	34.8 m <sup>2</sup>
06	Předzahrádka Garden	84.3 m <sup>2</sup>
06	Terasa Terrace	13.5 m <sup>2</sup>
06	Terasa Terrace	4.6 m <sup>2</sup>



Jižní pohled  
South view



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