



Apartment 1 Bed

Praha 5 - Smíchov, Erbenova

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Sold	ID 743	1EFG	5/7	124 m ²	83 m ²	2



A premium south-facing with impressive views of Prague's skyline that extends over 3 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 2 terraces 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.

On the first floor there is an entrance hall, a storage room and a staircase leading to the residential floors. The second floor consists of an above-standard spacious living room with kitchenette and dining area, separate toilet and terrace situated almost around the perimeter. On the top floor there is a master bedroom with en-suite bathroom, dressing room and south-facing terrace.

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 2022. The price includes three underground garage spaces and a cellar.

Erbenova 1313/19
150 00 Praha 5 - Smíchov

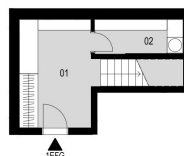
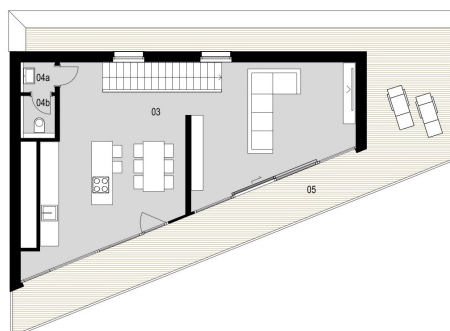
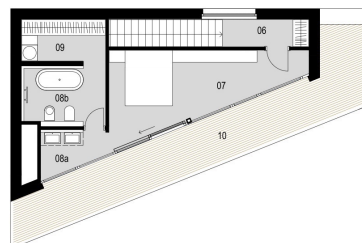
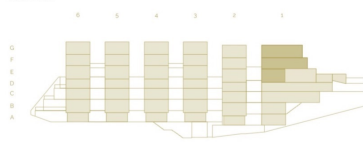
1EFG

06	Chodba Corridor	8.1 m ²
07	Ložnice Bedroom	18.2 m ²
08a	Koupelna Bathroom	3.5 m ²
08b	Koupelna Master bathroom	6.4 m ²
09	Šatna Bedroom	5.0 m ²
10	Terasa Terrace	27.5 m ²

03	Obývací pokoj s kuchyní Living room with kitchen	63.7 m ²
04a	WC předstíh Toilet hall	1.6 m ²
04b	WC Toilet	1.6 m ²
05	Terasa Terrace	55.6 m ²

01	Vstupní hala Entry	11.5 m ²
02	Komora Utility room	4.3 m ²

Jižní pohled
South view



Lucie Dušková
Real Estate Manager

+420 731 544 904
duskova@homeland.cz