



## Apartment Three-bedroom (4+kk)

Rented

135 m<sup>2</sup>, Prague 5, Smíchov, Holečkova





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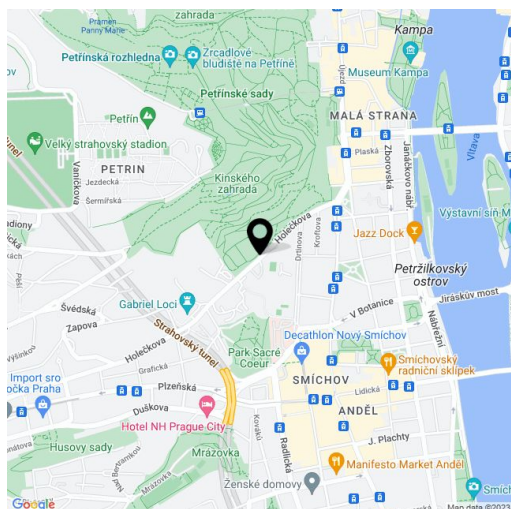
135 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

Total area	147 m <sup>2</sup>
Floor area*	135 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	1778
Available from	Immediately

**Spacious 3-bedroom 2-bathroom flat with a terrace and a balcony providing nice views, situated on the fifth floor in a modern gated residential project with underground parking. Located in the immediate vicinity of the French School and Petřín Hill Park, with quick access to shopping and metro, within easy reach of the Prague Castle as well as the city center. Building amenities include fitness, sauna, 24-hour reception, private security and a garden with a playground for children.**

The interior includes a spacious living room with dining area, a fully fitted and equipped open kitchen with access to the terrace, master bedroom with a full bathroom, balcony and a walk-in closet, two more bedroom, walk-in closet, shower bathroom with toilet, laundry closet, and an open entry hall.

Renovated solid wood parquet floors, new appliances, washer, dryer, dishwasher, telephone line, satellite TV connection, audio entry phone, cellar. Beautiful views of Prague and Petřín Hill. Can be furnished at a higher rent. One garage parking space included. Common building charges including security approx. CZK 12000/month. Electricity will be transferred to the tenant.



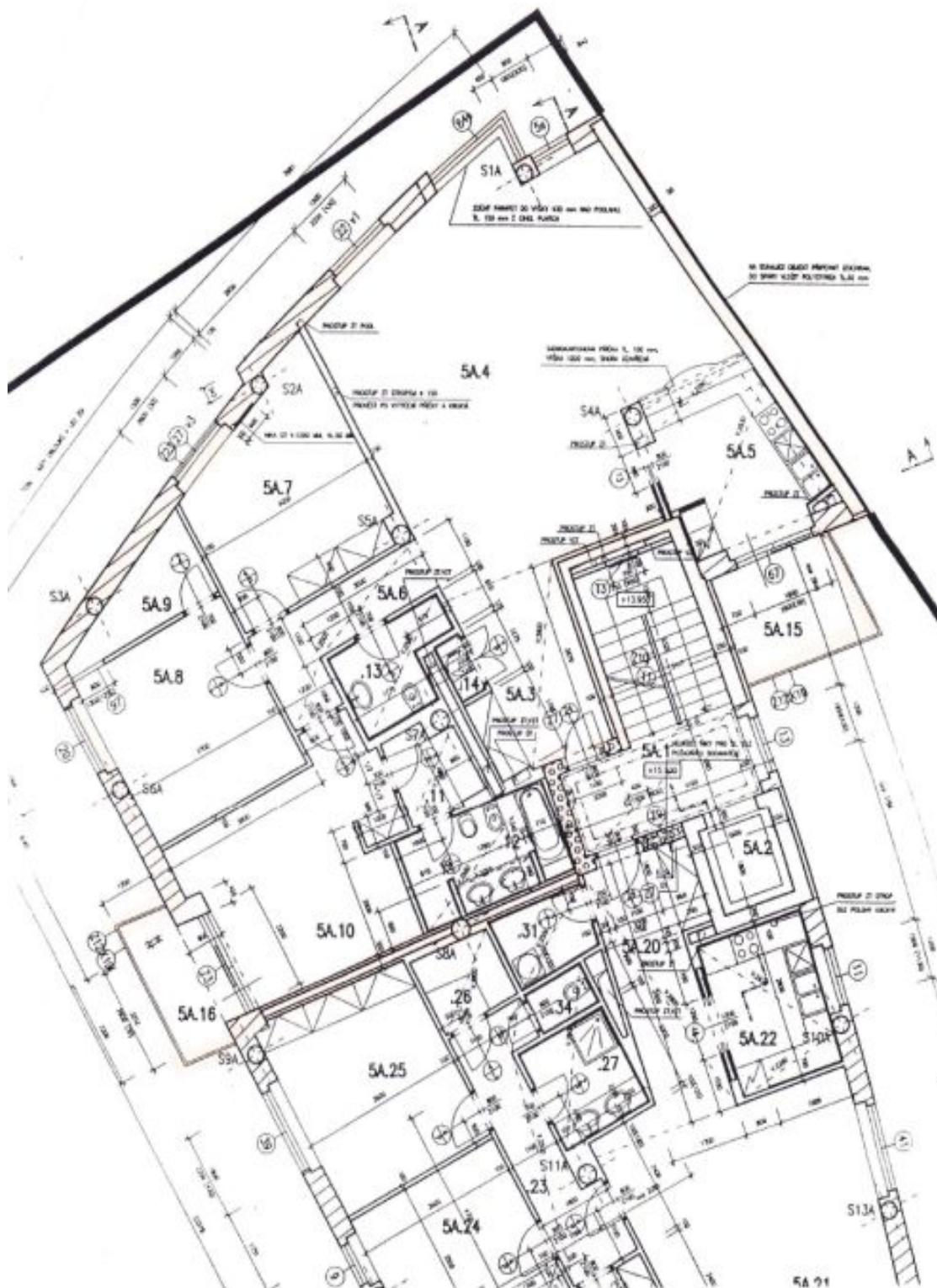
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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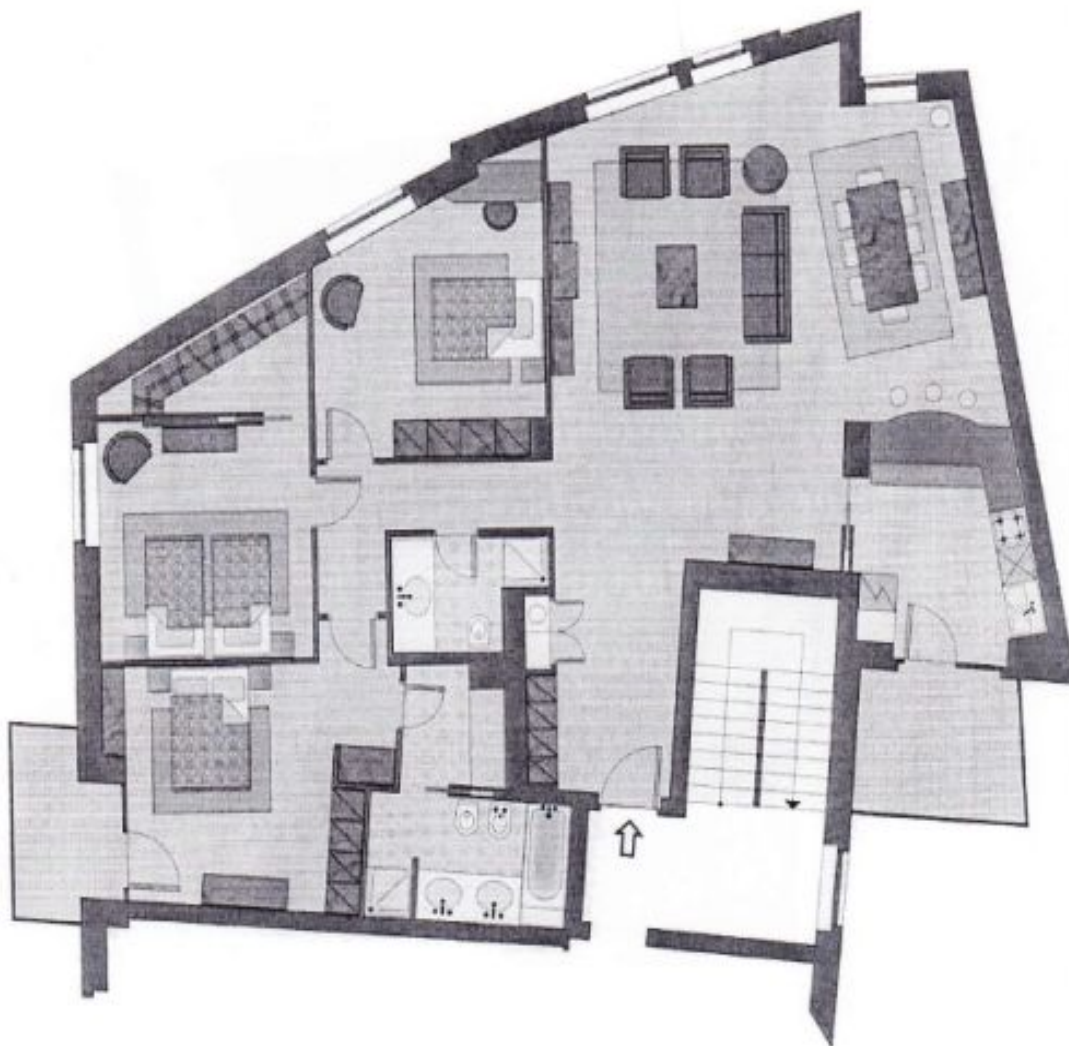




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A1/1  
A2/1  
A3/1  
A4/1  
A5/1

Byt/Apartment 147,00 m<sup>2</sup>  
Balkon/Balcony 12,00 m<sup>2</sup>