



## Apartment Three-bedroom (4+kk)

Rented

109 m<sup>2</sup>, Praha 5, Smíchov, Holečkova





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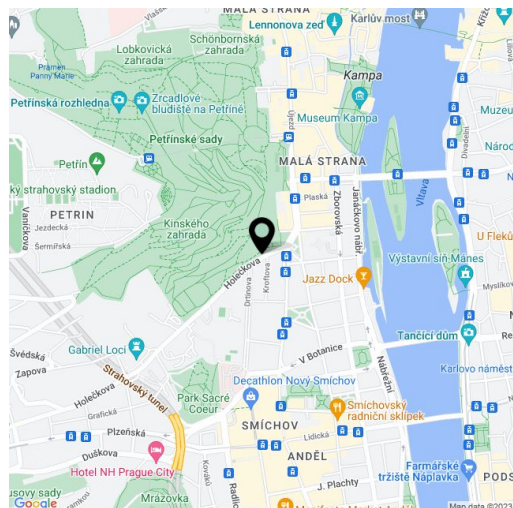
**Rented**109 m<sup>2</sup>, Praha 5, Smíchov, Holečkova

Total area	151 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	42 m <sup>2</sup>
Parking	Garage parking can be arranged nearby.
Garage	Yes
Cellar	-
PENB	D
Reference number	25290
Available from	Immediately

**Split-level flat with three bedrooms, 2 terraces and a small garden built-in the courtyard of a renovated traditional residential building. Located in Hřebenky, a highly sought after residential area in close vicinity of the Kinského Garden, Petřín Hill and Nový Smichov shopping and entertainment center. Quiet area with bus connections, convenient to trams, Anděl metro, and the French School, and with quick access to the city center. There is a bus stop near the building, with a direct connection to the airport.**

The upper level offers a comfortable living room with a fully fitted open plan kitchen and **terrace** access, a guest toilet, and an entrance hall with built-in wardrobes. The lower floor features three separate bedrooms - all with **terrace** access, a bathroom (walk-in shower, sink, bidet, toilet), and a utility room. The upper and lower terrace are connected via a staircase.

**Oak floors**, tiles, floor-to-ceiling aluminum double glazed windows, electric boiler, dishwasher, combination fan / steam oven, microwave oven, laundry chute, washing machine, dryer, alarm. No lift. **Garage parking** can be arranged nearby at CZK 2000/month. Service charges are included. Deposit for water consumption is CZK 400/person/month. Electricity is paid separately.



\* 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.