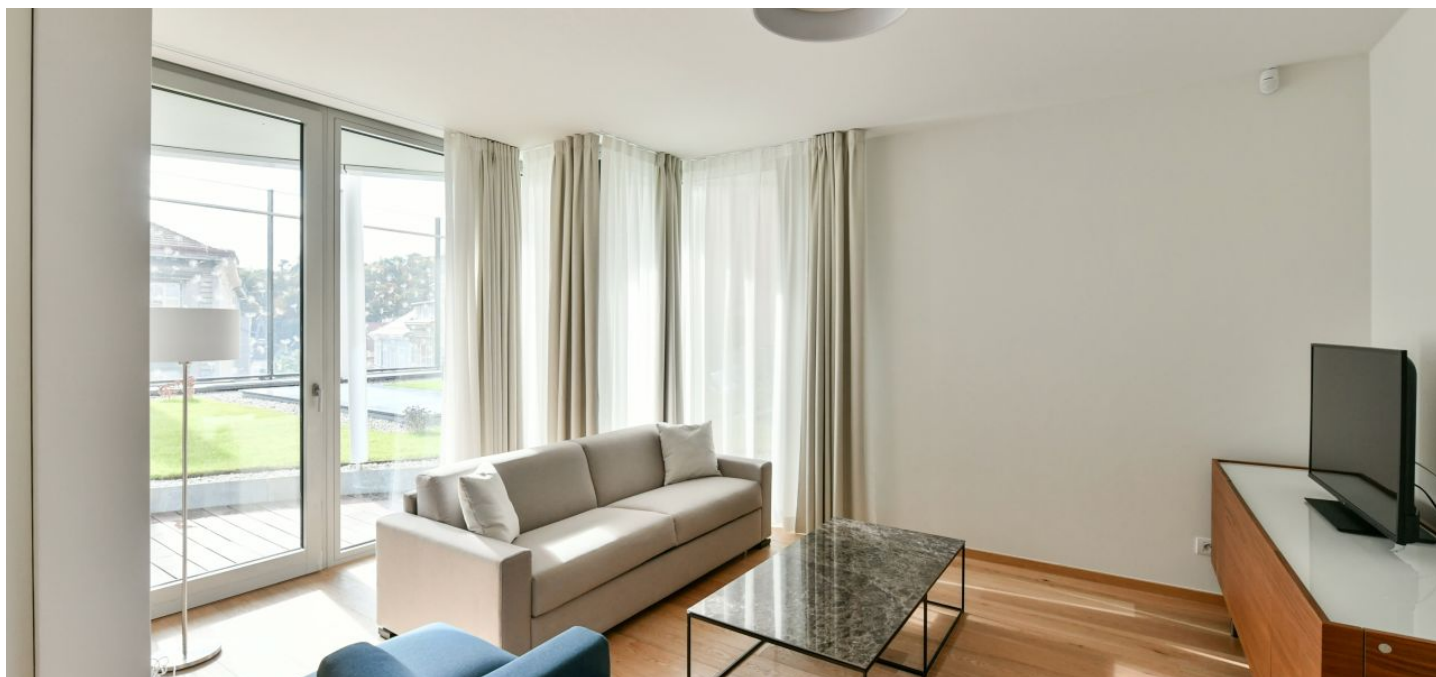




## Apartment One-bedroom (2+kk)

Rented

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





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Rented

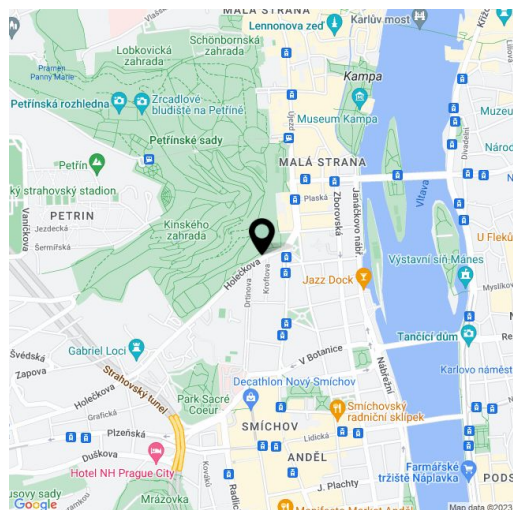
70.93 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

Total area	90 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Garden	90 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	40746
Available from	Immediately

Boasting a terrace, garden, and charming green views, this brand new high standard fully furnished 1-bedroom apartment is on the ground floor of the new Ellipsis building with a reception, security, wellness, fitness (Prisma institut), a large terraced garden, and parking. Located in the attractive Hřebenka residential neighborhood near Kinský Garden and Petřín Hill park, within easy reach of the French School and the Anděl/Nový Smíchov commercial and entertainment center. The location also offers regular bus connections and quick access to the city center and the airport.

The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom, a bathroom, an additional separate toilet, and an entrance hall. The **terrace** and **garden** are accessible from both main rooms.

**Heat recovery ventilation, hardwood floors**, tiles, built-in wardrobes, underfloor heating, sofa bed, washer/dryer, dishwasher, induction cooktop, microwave oven, kitchenware, bed linen, towels, TV, video entry phone, alarm, Internet (included), charging station for electric cars in the garage. **Garage parking** is available at EUR 200 + VAT/space/month. Service charges, utilities, and Internet are included in the rent.



\* 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.