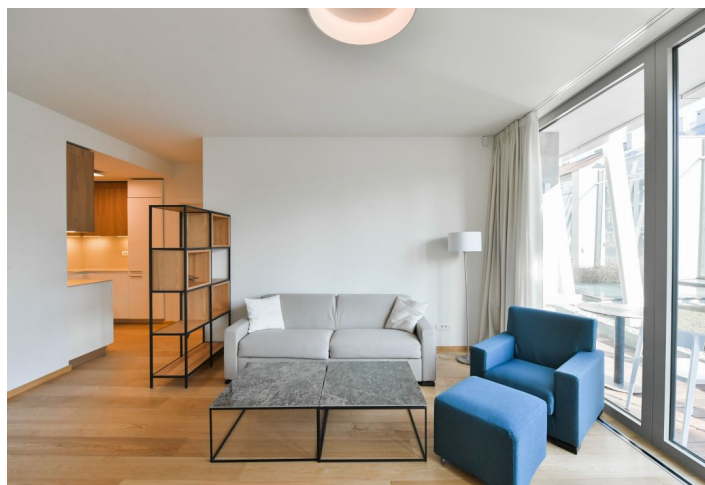
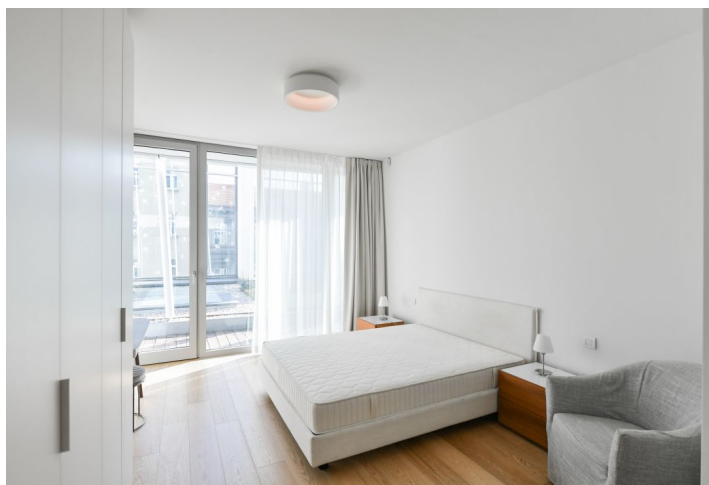
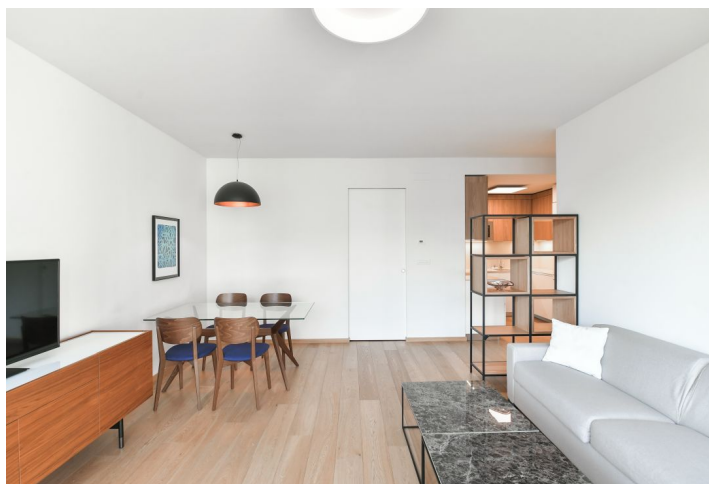
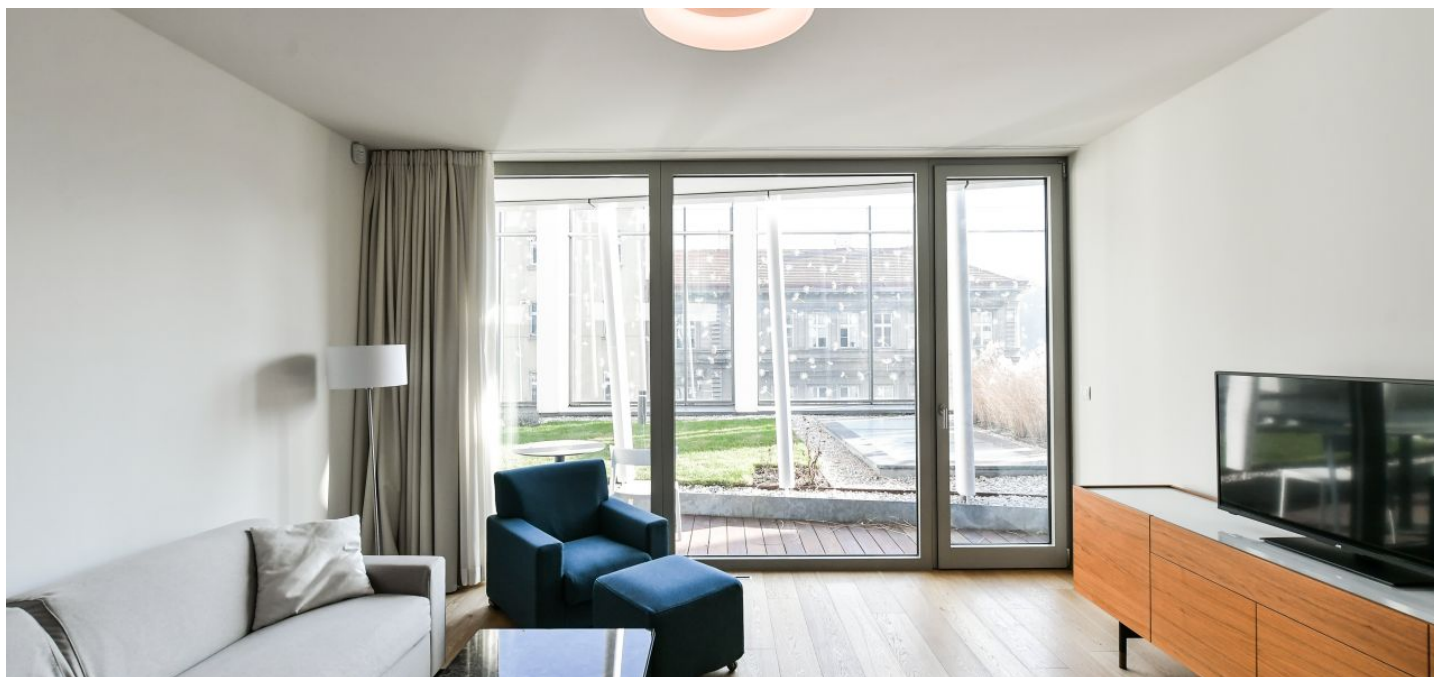




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

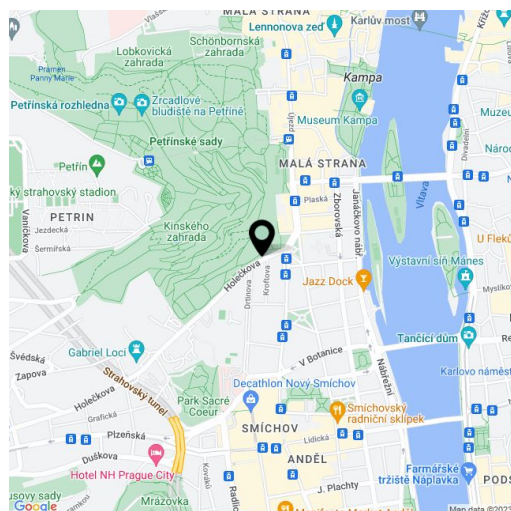
**Rented**66.91 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

|                  |  |
|------------------|--|
| Total area       | 78 m <sup>2</sup>  |
| Floor area*      | 67 m <sup>2</sup>  |
| Terrace          | 12 m <sup>2</sup>  |
| Garden           | 24 m <sup>2</sup>  |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | -  |
| Service price    | Service charges, utilities, and Internet are included in the rent. Wellness fee EUR 100/month. |
| PENB             | B  |
| Reference number | 40747  |
| Available from   | Immediately  |

Boasting a terrace, garden, and charming green views, this brand new premium 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 the Kinských Garden and Petřín Hill park, within easy reach of the French School and the Anděl/Nový Smíchov commercial and entertainment center. A location with 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, sofabed, 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.



\* 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.