



## Apartment Three-bedroom (4+kk)

Rented

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





## Apartment Three-bedroom (4+kk)

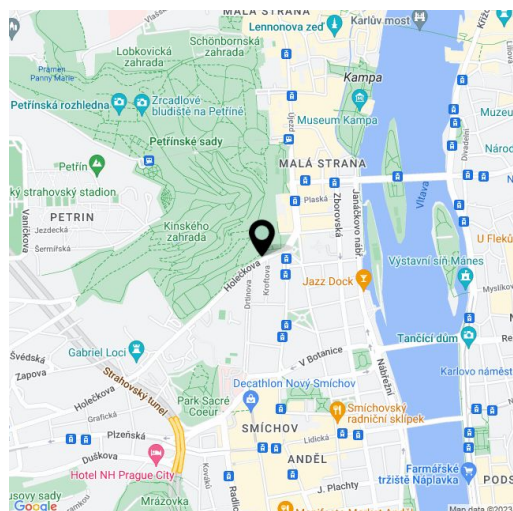
**Rented**117.57 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

Total area	159 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Terrace	42 m <sup>2</sup>
Garden	156 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, utilities, and Internet: CZK 150/sq. m./month + VAT + wellness fee EUR 150/month.
PENB	B
Reference number	40751
Available from	Immediately

Boasting a terrace, a garden, and charming green views, this brand new, premium apartment for rent is on the first 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 master bedroom with an en-suite bathroom, two further bedrooms, a family bathroom, an additional separate toilet, and an entrance hall. The **terrace** and **garden** are accessible from all main rooms.

Heat recovery ventilation, hardwood floors, tiles, underfloor heating, dishwasher, induction cooktop, microwave oven, video entry phone, alarm, Internet (included), **cellar**, charging station for electric cars in the garage. 1-3 **garage parking** spaces are available at EUR 200/space + VAT per 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.