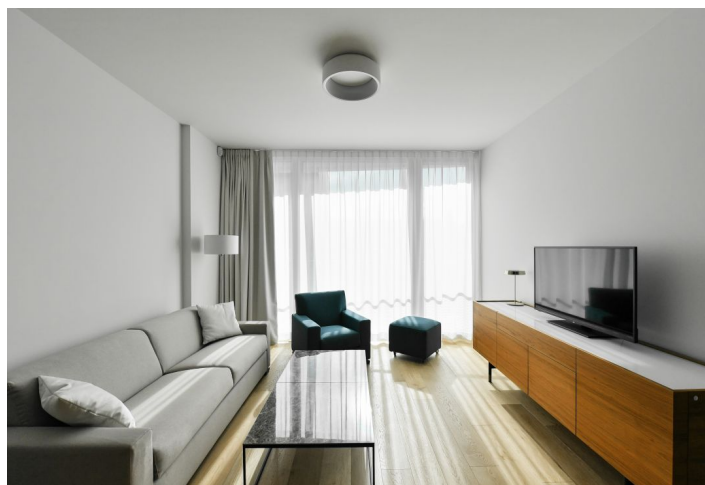
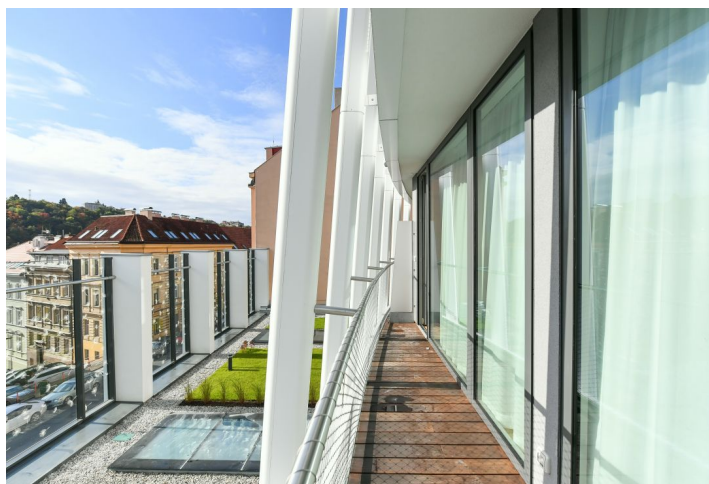
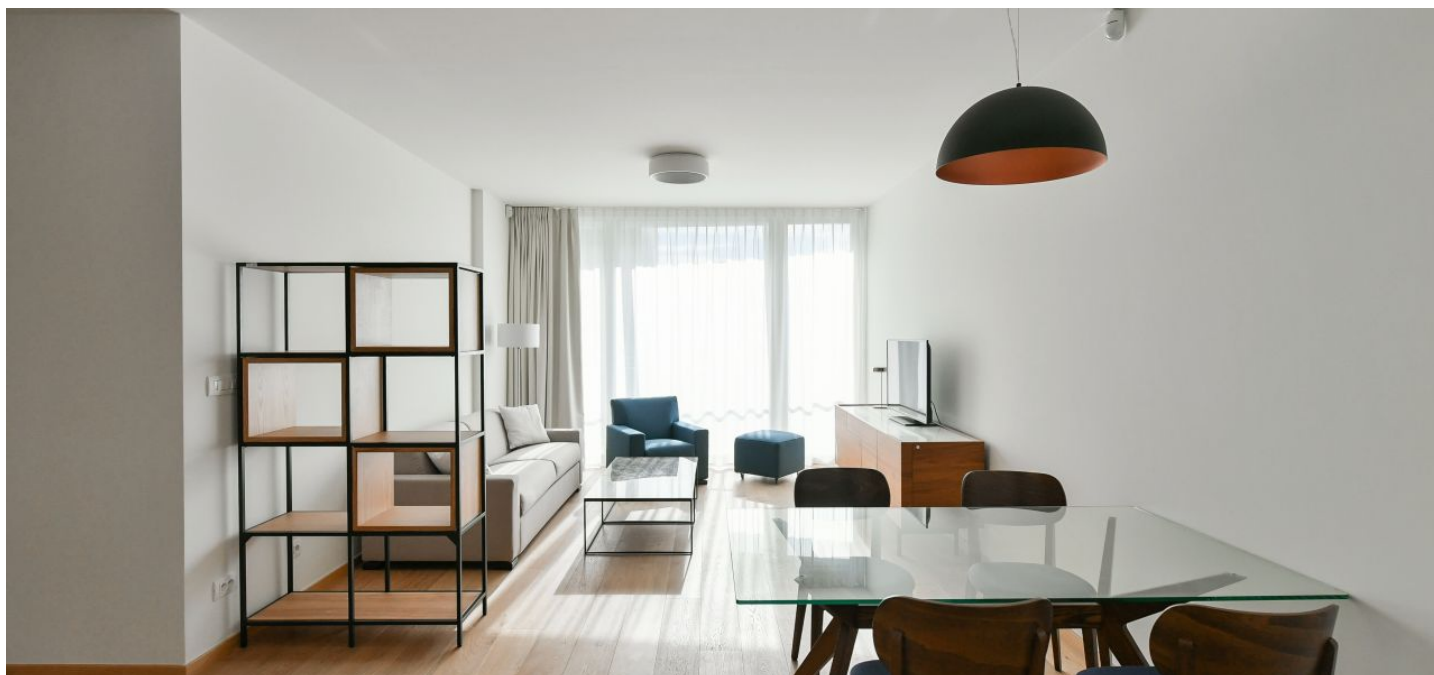




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

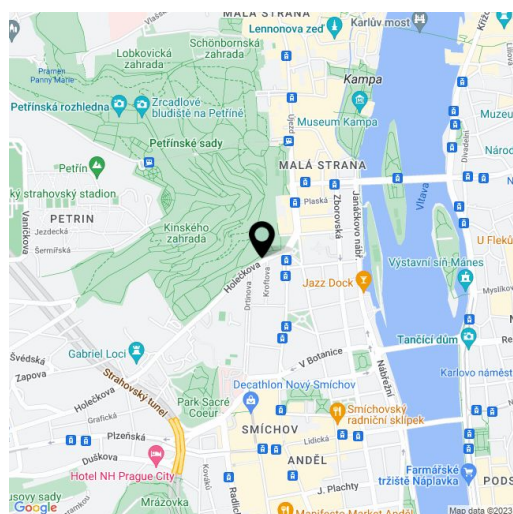
62.9 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

Total area	72 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Terrace	9 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	40752
Available from	01.08.2024

Boasting a terrace and charming green views, this premium fully furnished apartment 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 bedroom, a bathroom, a laundry room, and an entrance hall. The **terrace** is 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.



\* 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.