



## Apartment Two-bedroom (3+kk)

Rented

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





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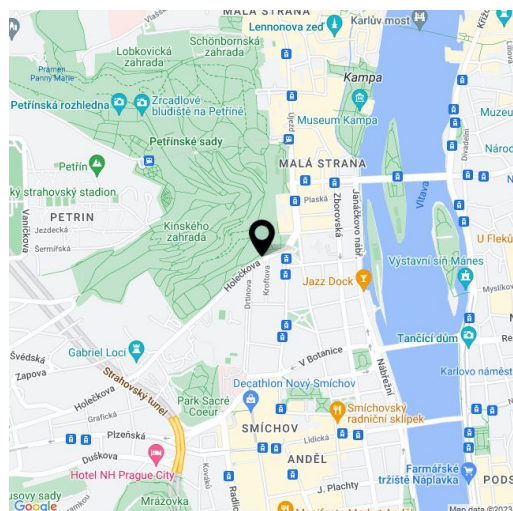
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Total area	189 m <sup>2</sup>
Floor area*	143 m <sup>2</sup>
Terrace	46 m <sup>2</sup>
Garden	66 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Services, utilities, and Internet: CZK 150/sq. m./month + VAT + wellness fee EUR 150/month.
PENB	B
Reference number	40757
Available from	Immediately

Boasting a terrace, garden, and charming green views, this high-standard furnished apartment on the 1st floor of the new Ellipsis building with a reception, security, wellness area, fitness center (Prisma institut), large terraced garden, and parking is 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 master bedroom with an en-suite bathroom, a second bedroom, a family bathroom, an additional separate toilet, a laundry room, 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.