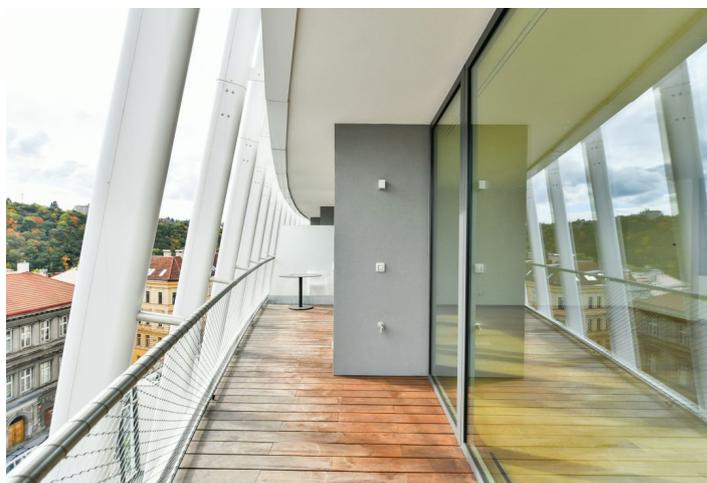




## Apartment Three-bedroom (4+kk)

Rented

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





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Rented

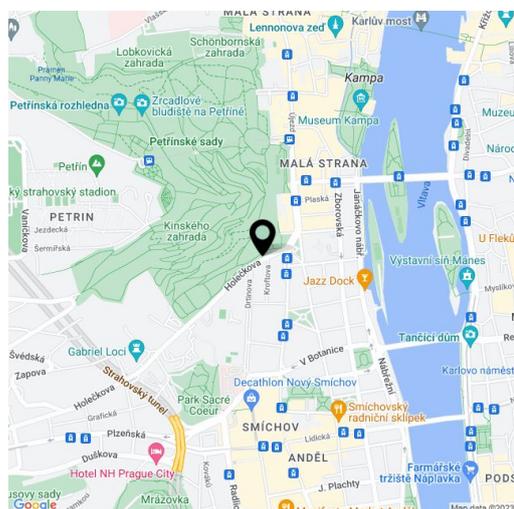
173.43 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

Total area	196 m <sup>2</sup>
Floor area*	173 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	40761
Available from	Immediately

Boasting 2 terraces and charming green views, this brand new high standard 3-bedroom 2-bathroom apartment is on the second 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 and a **walk-in closet**, two further bedrooms, a family bathroom, an additional separate toilet, a laundry room, and an entrance hall. All main rooms have access to the **terrace**.

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. Service charges, utilities, and Internet: CZK 150/sq. m./month + VAT.



\* 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.