



## Apartment Two-bedroom (3+kk)

Rented

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





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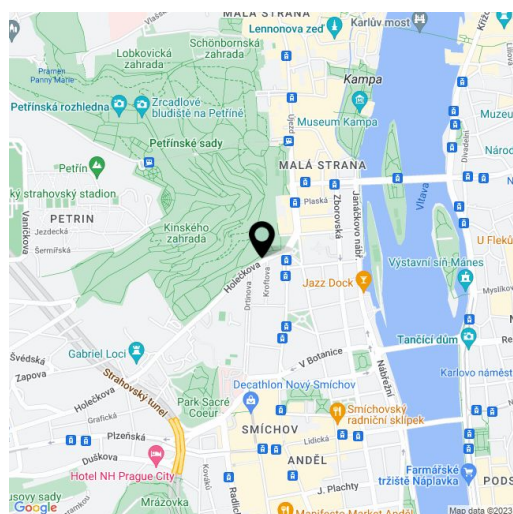
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Total area	127 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	36 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, utilities, and Internet: CZK 150/sq. m./month + wellness fee EUR 150/month
PENB	G
Reference number	40764
Available from	Immediately

Boasting a terrace and charming green views, this is a high standard 2-bedroom 2-bathroom apartment on the third floor in 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. 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 a dining area, 2 bedrooms, an en-suite bathroom, a family bathroom, and an entrance hall. The **terrace** is 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. Service charges, utilities and the Internet: CZK 100/m<sup>2</sup>/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.