



Apartment Three-bedroom (4+kk)

Rented

179.2 m², Prague 5, Smíchov, Holečkova





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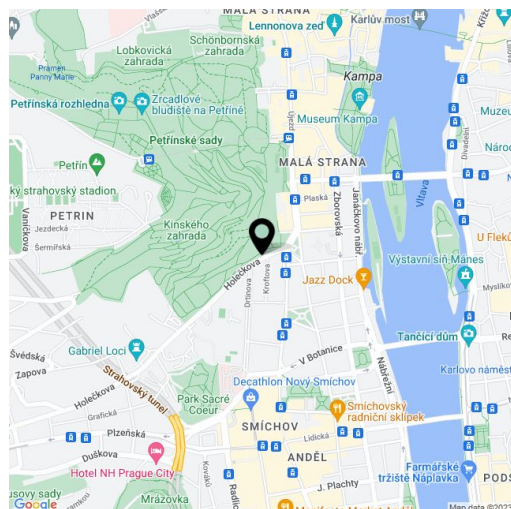
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Total area	209 m ²
Floor area*	179 m ²
Terrace	30 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40766
Available from	Immediately

Boasting 2 terraces and charming green views, this brand new high standard 3-bedroom 2-bathroom apartment is on the third 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, and a laundry room. 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 100/sq. m./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.