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Apartment Three-bedroom (4+kk)

173.8 m², Praha 5, Smíchov, Holečkova











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 11. 2024, 06:43

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173.8 m², Praha 5, Smíchov, Holečkova

Total area	196 m²
Floor area*	174 m²
Terrace	23 m²
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	В
Reference number	40767
Available from	Immediately

 And A STRAM
 Karlov most

 Lobkovicki Zahrada
 Schoborneki Zahrada
 Karlov most

 Petrinská rozhledna
 Petřinské sady
 Karlov

 Petřinské sady
 Petřinské sady
 Museuri Karnya
 Muzeu

 Vy strahovský stadion
 Petřinské sady
 Museuri Karnya
 Muzeu

 Vy strahovský stadion
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 Svédkag
 Gabriel Loci Park Sacre
 Park Sacre
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 Svédkag
 Oberiné Vy strahovský skolov
 Park Sacre
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 Svědice Sacre
 Park Sacre

* 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.

Boasting 2 terraces and charming green views, this premium 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, 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.

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