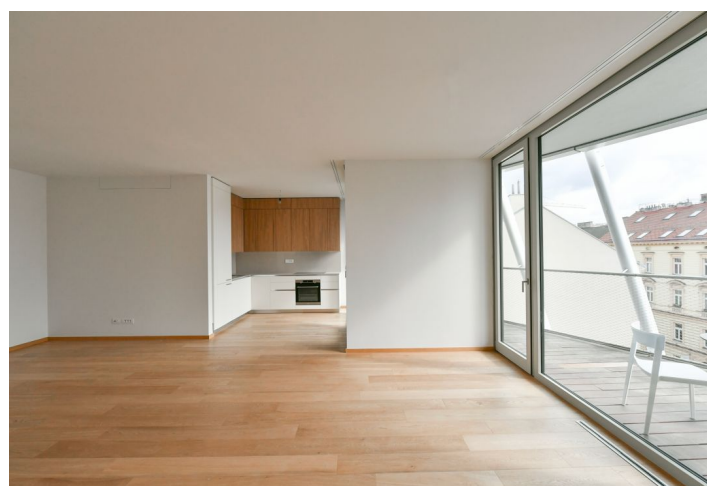
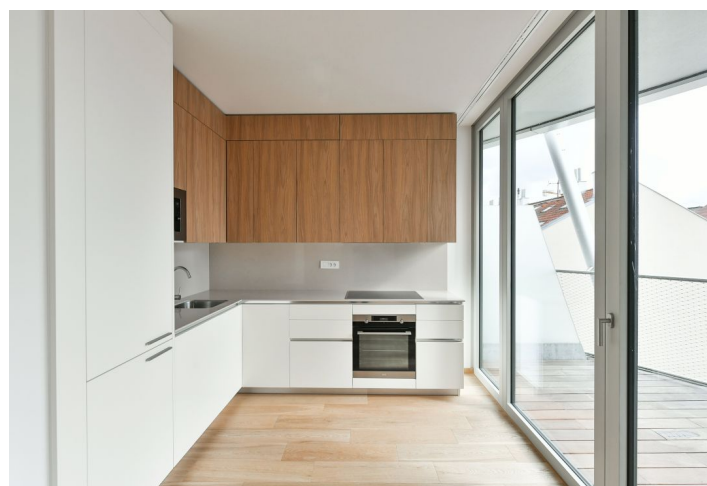




## Apartment Two-bedroom (3+kk)

Rented

91.85 m², Prague 5, Smíchov, Holečkova





## Apartment Two-bedroom (3+kk)

Rented

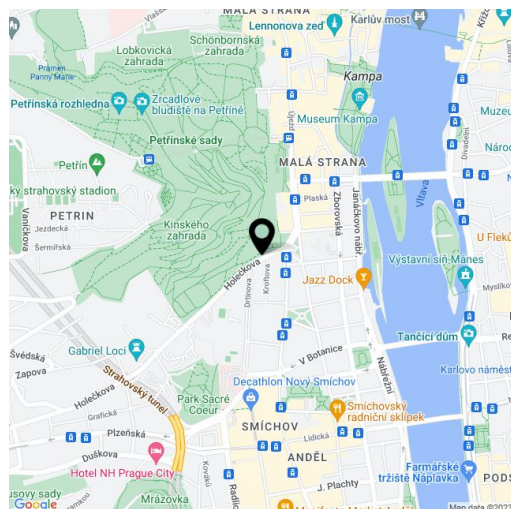
91.85 m², Prague 5, Smíchov, Holečkova

|                  |                 |
|------------------|-----------------|
| Total area       | 125 m²          |
| Floor area*      | 92 m²           |
| Terrace          | 33 m²           |
| Parking          | Garage parking. |
| Garage           | Yes             |
| Cellar           | -               |
| PENB             | B               |
| Reference number | 40768           |
| Available from   | Immediately     |

Boasting a terrace and charming green views, this brand new high standard 2-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, 2 bedrooms, an en-suite bathroom, a family bathroom, and a laundry room. 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 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.