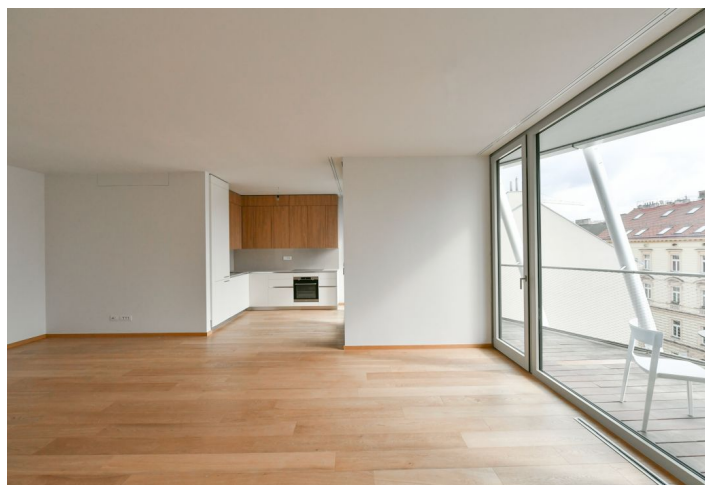
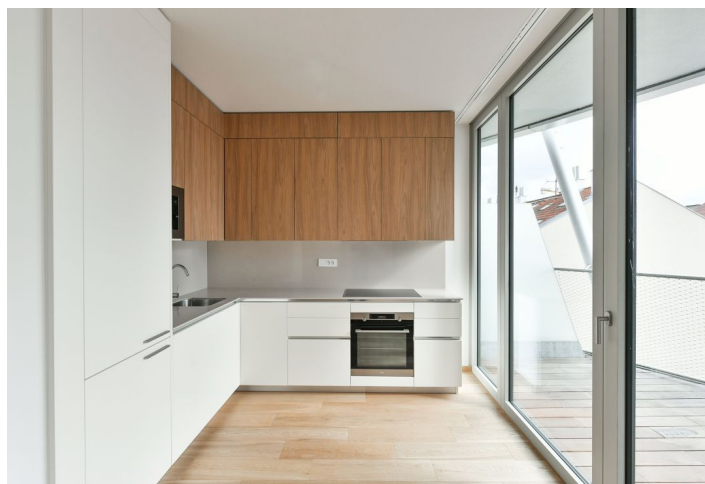




## Apartment Two-bedroom (3+kk)

Rented

91.85 m<sup>2</sup>, Praha 5, Smíchov, Holečkova





## Apartment Two-bedroom (3+kk)

Rented

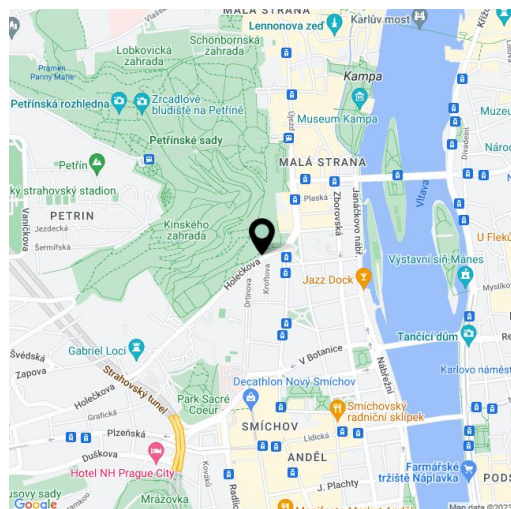
91.85 m<sup>2</sup>, Praha 5, Smíchov, Holečkova

Total area	125 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
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.