



Apartment Three-bedroom (4+kk)

Rented

158.42 m², Praha 5, Smíchov, Holečkova





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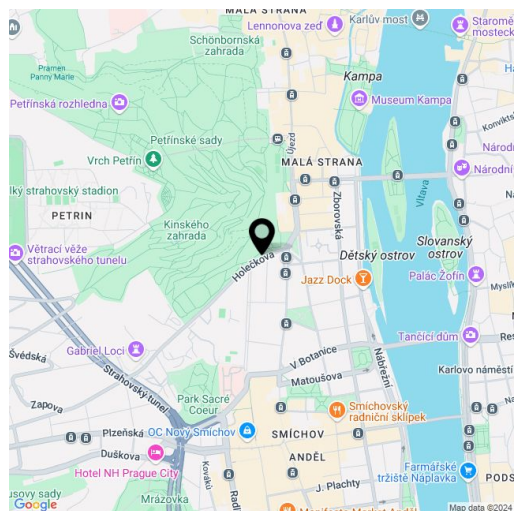
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Total area	203 m ²
Floor area*	158 m ²
Terrace	45 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, utilities, and Internet: CZK 150/sq. m./month + wellness fee EUR 150/month
PENB	B
Reference number	40769
Available from	Immediately

Boasting a terrace and charming green views, this is a high standard 3-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, 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. 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.



* 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.