



## Apartment Three-bedroom (4+kk)

Rented

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





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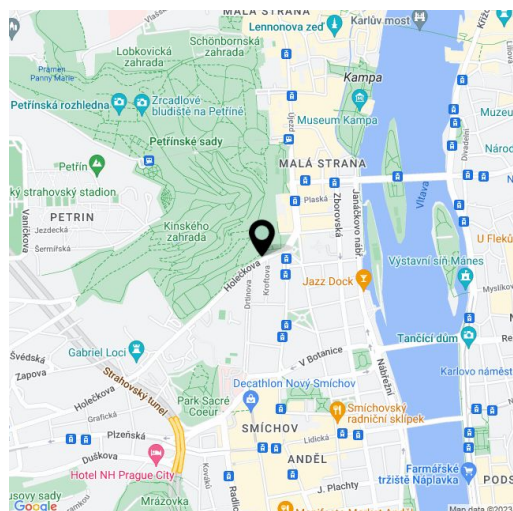
**Rented**181.11 m<sup>2</sup>, Praha 5, Smíchov, Holečkova

Total area	275 m <sup>2</sup>
Floor area*	181 m <sup>2</sup>
Terrace	94 m <sup>2</sup>
Garden	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, utilities, and Internet: CZK 150/sq. m. + VAT per month + wellness fee EUR 150/month.
PENB	B
Reference number	40770
Available from	Immediately

Boasting a sauna, 2 terraces, a garden, and panoramic views of Prague and the surrounding green neighborhood, this brand new high-standard split-level apartment with 3 bathrooms is on the 4th floor of the new Ellipsis building with a reception, security, wellness, gym (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 lower level features a living room with a fully fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom, two additional bedrooms, a family bathroom, and an additional separate toilet. The **terrace** is accessible from all main rooms. The upper floor consists of a **gallery** suitable as a study/guest bedroom, a **sauna**, a bathroom, and access to the **terrace** and **garden**.

**Air-conditioning, heat recovery ventilation, hardwood floors, tiles, fireplace**, underfloor heating, dishwasher, induction cooktop, microwave oven, American type fridge, 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.