



Apartment Three-bedroom (4+kk)

Rented

213.36 m², Praha 5, Smíchov, Holečkova





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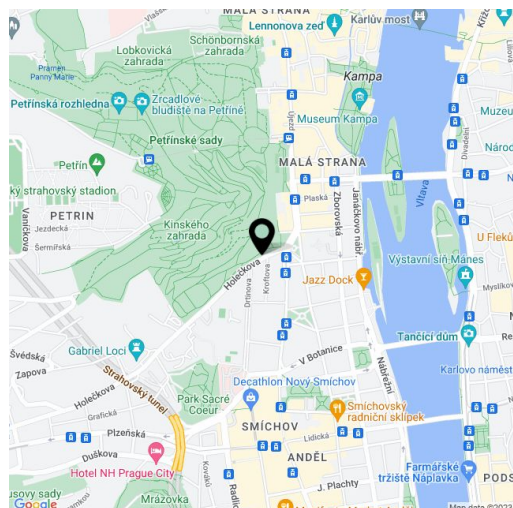
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Total area	297 m ²
Floor area*	213 m ²
Terrace	83 m ²
Garden	27 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40772
Available from	Immediately

Boasting a sauna, 3 terraces, a garden, and panoramic views of Prague and the surrounding green neighborhood, this brand new high standard 3-bedroom 3-bathroom split-level apartment is on the fourth 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 lower level features a living room with a fully fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom and a **walk-in closet**, two further bedrooms, a family bathroom, an additional separate toilet, a closet, and an entrance hall. All main rooms have access to the **terrace**. 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. Service charges, utilities, and Internet: CZK 150/sq. m./ + 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.