



Apartment Three-bedroom (4+kk)

Rented

216.79 m², Praha 5, Smíchov, Holečkova





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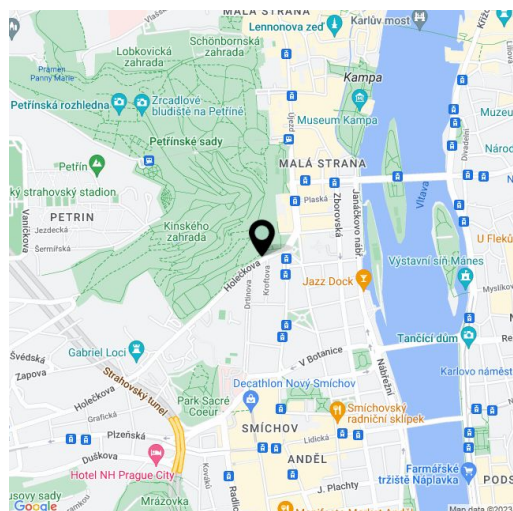
216.79 m², Praha 5, Smíchov, Holečkova

| | |
|------------------|---|
| Total area | 348 m ² |
| Floor area* | 217 m ² |
| Terrace | 132 m ² |
| Garden | 23 m ² |
| Parking | Garage parking. |
| Garage | Yes |
| Cellar | Yes |
| Service price | Service charges, utilities, and Internet: CZK 150/sq. m./ + VAT month + wellness fee EUR 150/month. |
| PENB | B |
| Reference number | 40773 |
| Available from | Immediately |

Boasting a sauna, 2 terraces, a garden, and panoramic views of Prague and the surrounding green neighborhood, this 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, two further bedrooms, a family bathroom, an additional separate toilet, a closet, and an entrance hall. 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.