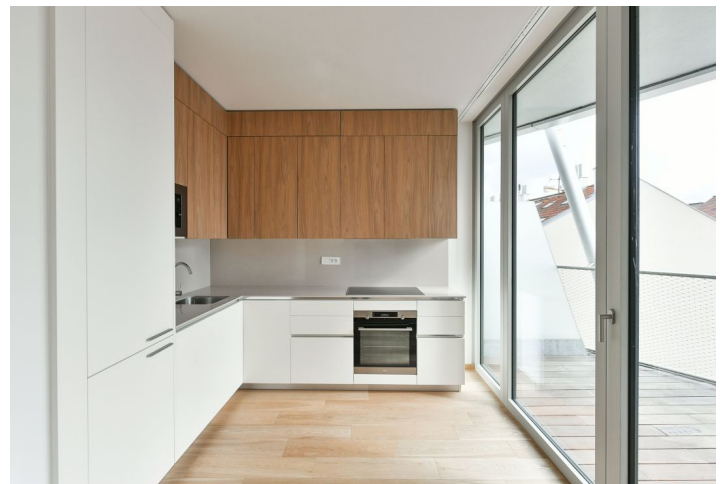


Apartment Two-bedroom (3+kk)

Rented

91.85 m², Prague 5, Smíchov, Holečkova



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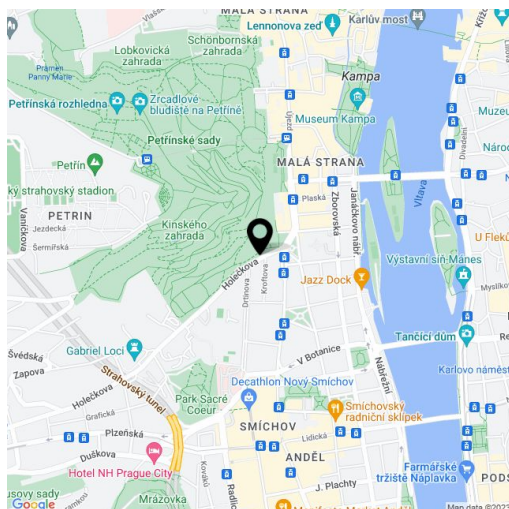
91.85 m², Prague 5, Smíchov, Holečkova

| | |
|------------------|--------------------|
| Total area | 125 m ² |
| Floor area* | 92 m ² |
| Terrace | 33 m ² |
| 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.