



## Apartment One-bedroom (2+kk)

Rented

65 m², Prague 5, Smíchov, Holečkova





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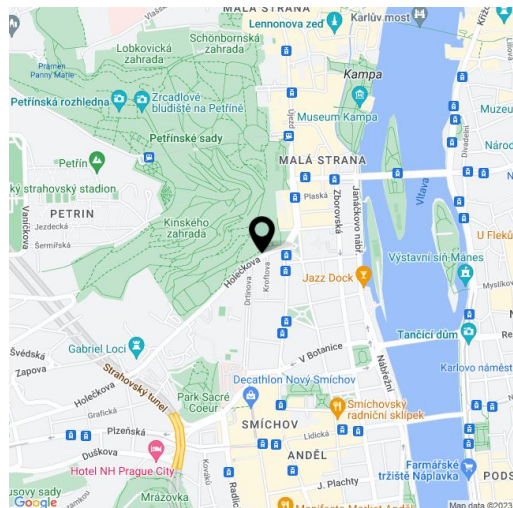
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Total area	70 m²
Floor area*	65 m²
Loggia	5 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and energy CZK 9,000.
PENB	C
Reference number	23279
Available from	Immediately

Boasting an enclosed balcony and wonderful far-reaching views, this high-standard furnished apartment on the 4th floor of the modern Residence Sacre Coeur 2 project is located in Hřebenky, a highly sought-after residential area in close vicinity of the Kinského Garden, Petřín Hill, and Nový Smíchov shopping and entertainment center. The residence offers a 24-hour reception, underground garage parking, and a camera surveillance system. A quiet area with bus connections, ten minutes to the Újezd tram stop or Anděl metro station, convenient to the French School. Bus stop in front of the building, direct connection to the airport.

The bright interior features one bedroom with an en-suite bathroom (walk-in shower, sink, toilet), a living room with a fully fitted open plan kitchen and large French windows, a guest toilet, a laundry/utility room, and an entrance hall with lots of fitted walk-in closets. The balcony is accessible from the bedroom and corridor.

Plenty of storage space, hardwood floors, underfloor heating, security entry door, washer, dishwasher, microwave oven, video entry phone, **cellar**, elevator. One **garage parking space** included.



\* 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.