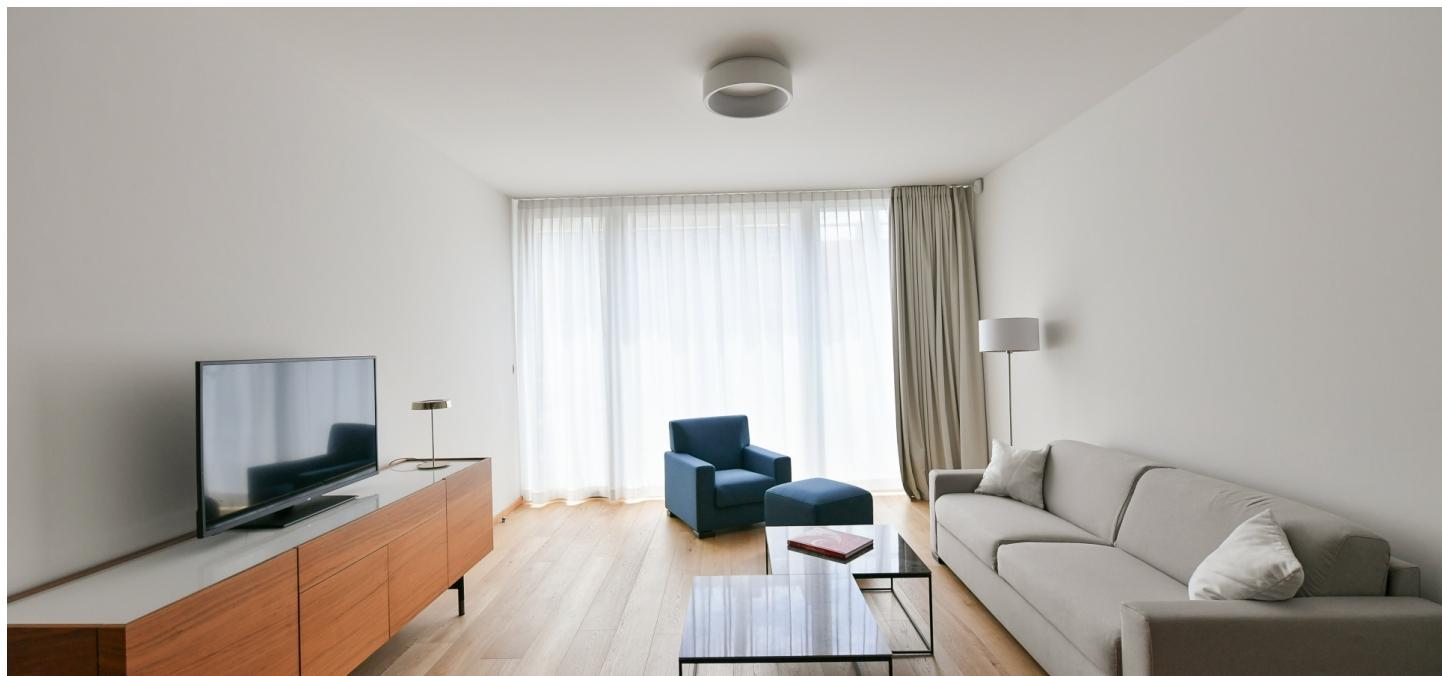




## Apartment One-bedroom (2+kk)

Rented

76.84 m<sup>2</sup>, Prague 5, Smíchov, Holečkova



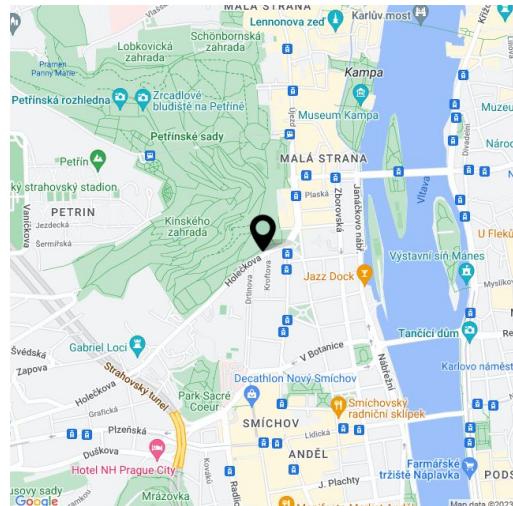


## Apartment One-bedroom (2+kk)

Rented

76.84 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

Total area	89 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Garden	24 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Services, utilities, and Internet are included in the rent. Monthly wellness fee CZK 2,500 for one person, each other person CZK 1,250.
PENB	B
Reference number	40749
Available from	Immediately



\* 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.

**Boasting a terrace, a garden, and charming green views, this high-standard, air-conditioned and fully furnished apartment is on the ground floor of the Ellipsis building with a reception, security, wellness, fitness (Prisma institut), a large terraced garden, and parking. Located in the attractive Hřebenka residential neighborhood near the Kinských Garden and Petřín Hill park, within easy reach of the French School and the Anděl/Nový Smíchov commercial and entertainment center. A location with 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, a bedroom, a bathroom, an additional separate toilet, and an entrance hall. The **terrace** and **garden** are accessible from both main rooms.

**Heat recovery ventilation, hardwood floors, tiles, built-in wardrobes, underfloor heating, sofabed, washer/dryer, dishwasher, induction cooktop, microwave oven, kitchenware, bed linen, towels, TV, video entry phone, alarm, Internet (included), charging station for electric cars in the garage. Garage parking is available at EUR 200 + VAT/space/month. The rent includes 12% VAT.** The photos were taken in a similar apartment.