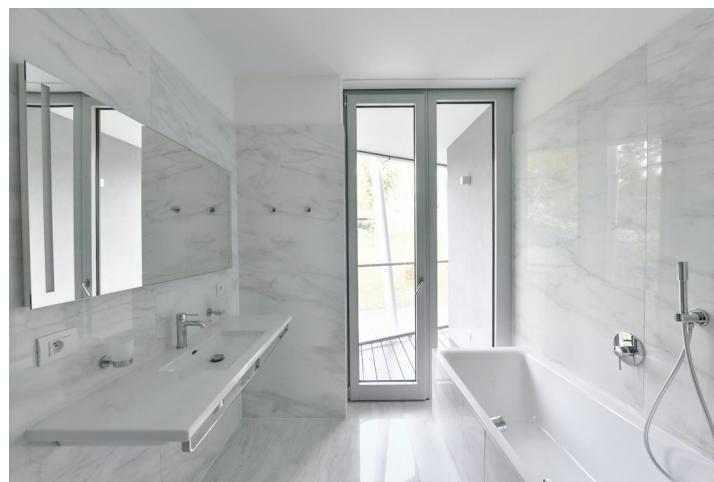




Apartment Two-bedroom (3+kk)

Rented

91.58 m², Prague 5, Smíchov, Holečkova



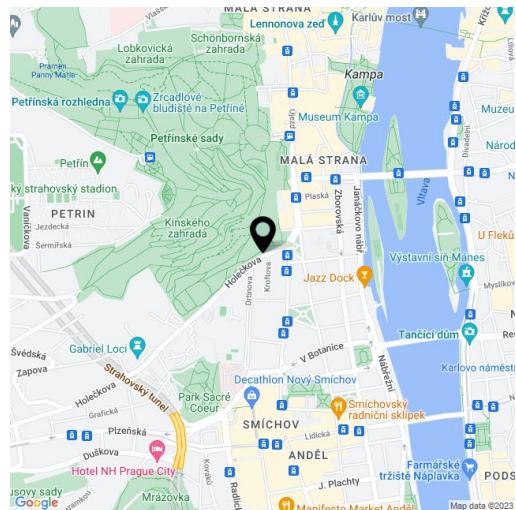


Apartment Two-bedroom (3+kk)

Rented

91.58 m², Prague 5, Smíchov, Holečkova

Total area	127 m ²
Floor area*	92 m ²
Terrace	36 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, utilities, and Internet: CZK 150/sq. m./month + wellness fee EUR 150/month
PENB	G
Reference number	40764
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 and charming green views, this is a high standard 2-bedroom 2-bathroom apartment on the third floor in 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 the Kinský Garden and Petřín Hill park, within easy reach of the French School and the Anděl / Nový Smíchov commercial and entertainment center. 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 a dining area, 2 bedrooms, an en-suite bathroom, a family bathroom, and an entrance hall. 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 the Internet: CZK 100/m²/month.