



Apartment Two-bedroom (3+kk)

Rented

91.85 m², Prague 5, Smíchov, Holečkova



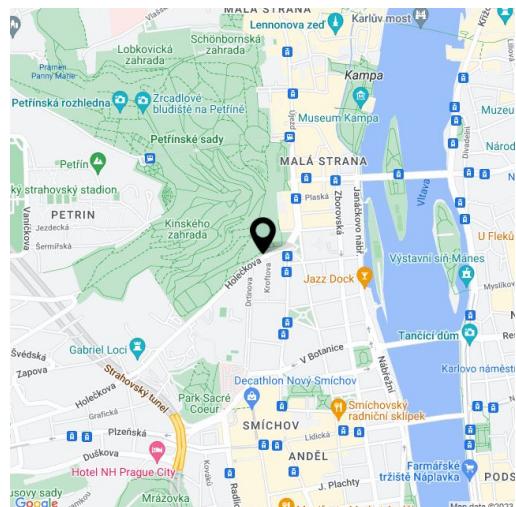


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Total area	125 m ²
Floor area*	92 m ²
Terrace	33 m ²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	40768
Available from	Immediately



* 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 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.