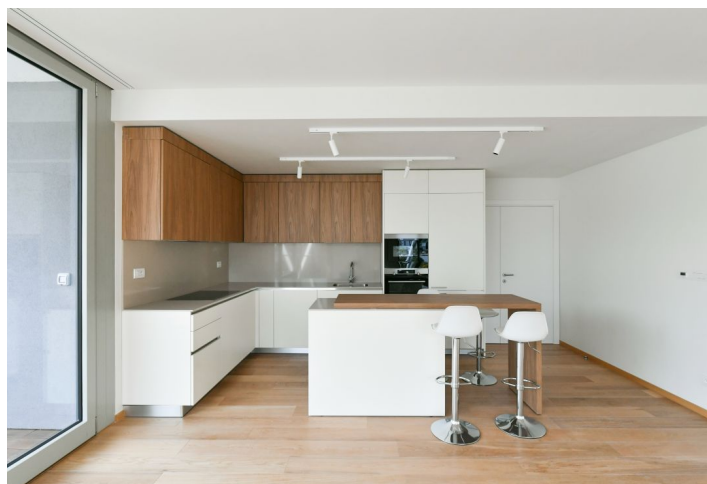




Apartment Three-bedroom (4+kk)

Rented

158.42 m², Prague 5, Smíchov, Holečkova





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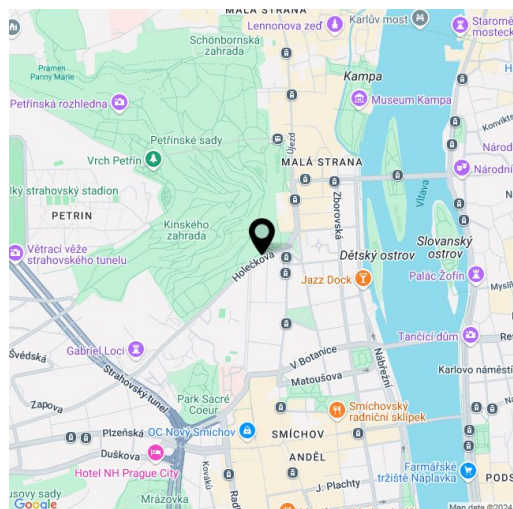
158.42 m², Prague 5, Smíchov, Holečkova

Total area	203 m²
Floor area*	158 m²
Terrace	45 m²
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	B
Reference number	40769
Available from	Immediately

Boasting a terrace and charming green views, this is a high standard 3-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 Kinských 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, a master bedroom with an en-suite bathroom, two further bedrooms, a family bathroom, an additional separate toilet, a laundry room, 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.



* 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.