



Apartment Three-bedroom (4+kk)

Rented

181.11 m², Prague 5, Smíchov, Holečkova



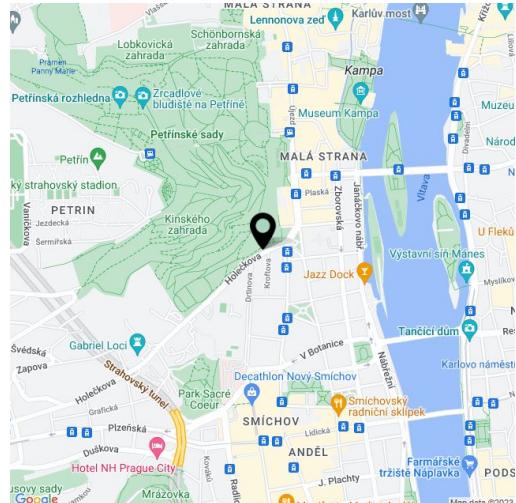


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Total area	275 m ²
Floor area*	181 m ²
Terrace	94 m ²
Garden	10 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, utilities, and Internet: CZK 150/sq. m. + VAT per month + wellness fee EUR 150/month.
PENB	B
Reference number	40770
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 sauna, 2 terraces, a garden, and panoramic views of Prague and the surrounding green neighborhood, this brand new high-standard split-level apartment with 3 bathrooms is on the 4th floor of the new Ellipsis building with a reception, security, wellness, gym (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 lower level features a living room with a fully fitted open plan kitchen and dining area, a master bedroom with an en-suite bathroom, two additional bedrooms, a family bathroom, and an additional separate toilet. The **terrace** is accessible from all main rooms. The upper floor consists of a **gallery** suitable as a study/guest bedroom, a **sauna**, a bathroom, and access to the **terrace** and **garden**.

Air-conditioning, heat recovery ventilation, hardwood floors, tiles, fireplace, underfloor heating, dishwasher, induction cooktop, microwave oven, American type fridge, 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.