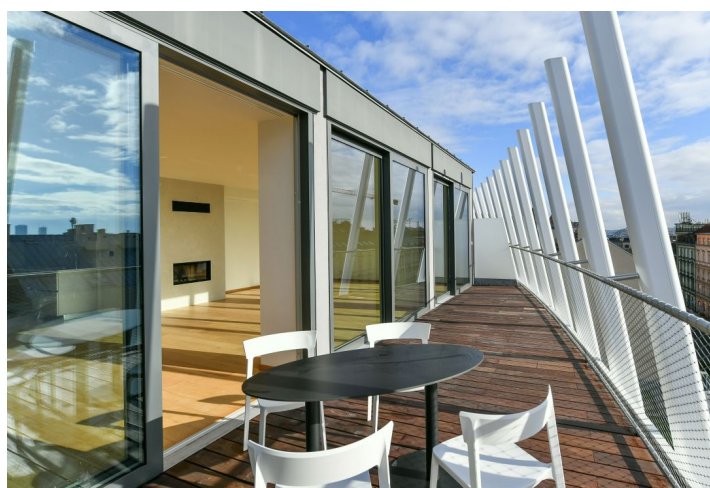




Apartment Three-bedroom (4+kk)

€ 5 400 | CZK 131 436

211.7 m², Prague 5, Smíchov, Holečkova





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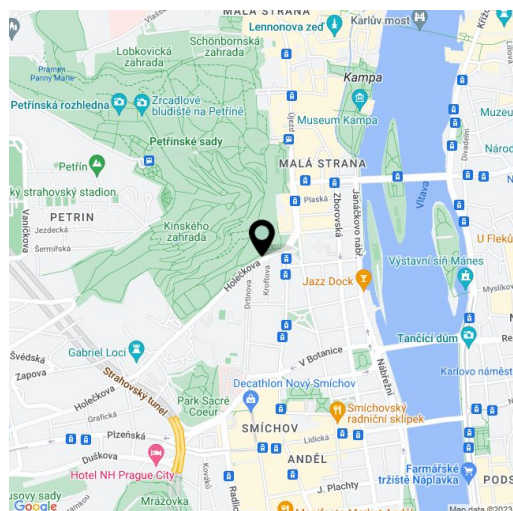
211.7 m², Prague 5, Smíchov, Holečkova

Total area	292 m²
Floor area*	212 m²
Terrace	80 m²
Garden	31 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Services, utilities, and Internet: CZK 150/m2/month + VAT+ wellness fee EUR 150/mo.
PENB	B
Reference number	40771
Available from	Immediately

Boasting a sauna, 3 terraces, a garden, and panoramic views of Prague and the surrounding green neighborhood, this high-standard 3-bedroom 3-bathroom split-level apartment is on the 4th floor of the new Ellipsis building with a reception, security, wellness area, fitness room (Prisma institut), 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. The location also offers regular bus connections and quick access to the city center and 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 and a **walk-in closet**, two further bedrooms, a family bathroom, an additional separate toilet, and a closet. All main rooms have access to the **terrace**. 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**. 1-3 **garage parking** spaces are available at EUR 230/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.