



**33,000 CZK/per month**

+ utilities 5.000 CZK

**Apartment for rent: Praha 5, Smíchov, Holečkova**  
Holečkova, Praha 5

registration number	<b>R005365</b>
type of contract	<b>rent</b>
area	<b>38 sqm</b>
balcony	<b>yes</b>
enclosed balcony	<b>yes</b>
available from	<b>03.03.2023</b>

property type	<b>flat</b>
disposition	<b>1+1</b>
floor	<b>5th floor</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

Luxury, modern furnished duplex apartment with a terrace on the 5th floor of an Art Nouveau building without a lift, in the sought-after location of Prague 5 - Smíchov, only a few minutes from the French Lyceum and Nový Smíchov shopping center. The apartment with a total area of 38 sqm offers on the lower floor an entrance hall with a wardrobe, a fully equipped kitchen with a dining area, a bathroom with a toilet. On the upper floor there is a bedroom with a king-size four-poster bed and a living area with a sofa. The apartment has air conditioning, WIFI, TV/SAT. The locality has excellent transport accessibility by car and public transport, the Anděl metro station is a 5-minute walk away, the U Zvonu tram stop is a few meters from the house. Nearby there are restaurants, shops, schools and the beautiful Petřínské sady park.