



**2,300 EUR/per month**

including utilities, internet

**Apartment with terrace and garden for rent : Praha 5 - Smíchov, Holečkova  
Holečkova, Praha 5**

registration number	<b>008494</b>
type of contract	<b>rent</b>
area	<b>71 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>2+kk</b>
floor	<b>ground floor</b>
terrace	<b>yes</b>
available from	<b>12.01.2025</b>

We offer for rent a furnished one bedroom apartment with a terrace and a private garden on the 1st floor in the Ellipsis Residence with reception, elevator and underground garages in the popular location of Prague 5 - Smíchov. The residence includes a wellness area - swimming pool, sauna, and a large garden with parkland. The apartment of 70.93 sqm + terrace 19.48 sqm and garden of 89.67 sqm offers an entrance hall, spacious living room with fully equipped kitchen, one bedroom, bathroom with bathtub, shower, toilet, bidet and guest toilet. The terrace and garden are accessible from all rooms. The apartment is equipped with modern furniture, quality materials, wooden floors, large-format tiles, French windows, security doors, internet and a basement storage. The rent is 2200 euros per month + 12% VAT and includes energy, fees and cleaning twice a month. Membership fee for wellness entrance 2,500 CZK/person/month. Possibility to rent a garage space for an extra 230 euros + 21% VAT. On the ground floor of the building there is also a fitness center Prisma Institut, which is ideal for active relaxation. Location with excellent transport connections to the historical center of Prague, to the Nový Smíchov shopping center, the German and French schools, to Petřín Park. Within walking distance of the Anděl metro and tram station. By car, close access to the Prague Ring Road and the highway network.