



## 55,000 CZK/per month

### Air-conditioned Apartment with a terrace for rent : Praha 5 - Smíchov, Holečkova

Holečkova, Praha 5

rent 2.200 EUR including all utilities + 12% VAT

registration number	<b>008796</b>	property type	<b>flat</b>
type of contract	<b>rent</b>	disposition	<b>2+kk</b>
area	<b>78 sqm</b>	floor	<b>2nd floor</b>
balcony	<b>yes</b>	terrace	<b>yes</b>
enclosed balcony	<b>yes</b>	parking	<b>garage</b>
PENB energy label	<b>G</b>	available from	<b>18.10.2024</b>

We offer for rent a luxury, air-conditioned one bedroom apartment with a terrace on the 2nd floor of the new Ellipsis Residence building with a reception, elevator, underground garage, wellness - swimming pool, sauna, and a large garden with a landscaped park in the Prague 5 - Smíchov location with excellent connections to the center, to shopping center Nový Smíchov, to the German and French schools. The furnished apartment with a size of 78.10 sqm offers an entrance hall, a spacious living room open with a dining room and a fully equipped kitchen with access to a terrace of 11,48 sqm, a bedroom, a bathroom with a bathtub, a shower, a bidet and a toilet. Quality materials, wooden floors, large format tiles, French windows, security doors, internet, A/C, storage cellar. Possibility to rent a garage space for extra fee EUR 200 + 21%VAT/month. A popular location with good transport links, within walking distance to the Anděl metro and tram station, to Petřínské sady park. Rent 2,200 EUR payable in EUR + membership fee for the use of wellness 100 EUR/month. The rent includes energy consumption, internet and cleaning service twice a month. The Prisma Institut fitness center is also located on the ground floor of the building. Minimum rental period 1 month.