



## 2,200 EUR/per month

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

Holečkova, Praha 5

rent 2300 Euro + 12% VAT including all fees, energy, internet and apartment cleaning 2x per month

registration number	<b>009086</b>
type of contract	<b>rent</b>
area	<b>66 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>2+kk</b>
floor	<b>1st floor</b>
terrace	<b>yes</b>
available from	<b>01.10.2025</b>

We offer for rent a fully furnished one bedroom apartment with a terrace and a private garden on the 1st floor in the Ellipsis Residence with a reception, an elevator and an underground garage in the popular location of Prague 5 - Smíchov. Part of the residence is a wellness area - swimming pool, sauna, and a large garden with a park setting. The apartment has an area of 66.91 sqm + a terrace of 11.58 sqm and a garden of 23.79 sqm and offers an entrance hall, a spacious living room with a fully equipped kitchen, a bedroom, a bathroom with a bathtub, a shower, a toilet, a bidet, and a separate toilet. The terrace and garden are accessible from all rooms. Modern furniture, quality materials, wooden floors, large-format tiles, French windows, security doors, internet, basement storage.. A location with excellent transport connections to the historic center of Prague, to the Nový Smíchov shopping center, the German and French schools, and the Petřín Gardens. Within walking distance to the Anděl metro and tram station. The rent, including fees, cleaning twice a month is 2200 euros per month + 12% VAT. Garage parking fee extra 200 euro + 21% VAT, entrance fee to Wellness 100 euro. The Prisma Institute fitness center is also located on the ground floor of the building, which is ideal for active rest. More options on request. The apartment is intended for medium-term rental, the minimum period of accommodation is one month. Available from 1 October 2025.