



135,000 CZK/per month

Duplex apartment with terrace and private garden for rent : Praha 5- Smíchov, Holečkova

Holečkova, Praha 5

+ utilities incl. internet CZK 150/sqm + VAT, Wellness 150 Euro, parking 200 Euro + 21%VAT

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|---------------------|----------------|
| registration number | 009084 |
| type of contract | rent |
| area | 211 sqm |
| terrace | yes |
| PENB energy label | B |

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|----------------|-------------------|
| property type | flat |
| disposition | 4+kk |
| floor | 5th floor |
| parking | garage |
| available from | 18.10.2024 |

We offer for rent a luxurious three bedroom duplex apartment with three terraces and a private garden on the 5th floor of the exclusive Residence Ellipsis apartment complex with a reception, elevator, underground garage, wellness - swimming pool, sauna, and a large garden with a park in the location of Prague 5 - Smíchov. The unfurnished apartment with a total living area of 211,7 sqm offers on the lower floor an entry hall, a spacious living room with a fireplace connected to the dining room and a fully equipped kitchen with access to a terrace with a beautiful view, 3 bedrooms with access to the terrace, 2 bathrooms with bath, shower, toilet, bidet (one bathroom is accessible from the bedroom), separate toilet and a laundry room. On the upper floor there is an open gallery (possible as 4th bedroom) with a private wellness area with a sauna, a bathroom and access to the roof terrace with a garden of 31 m2. The apartment features quality oak floors, large-format tiles, French windows, security doors, internet, air conditioning, washing machine, dryer. The apartment has a storage cellar. Possibility to rent a garage space for a fee of EUR 200 + 21% VAT/month. Popular location of Prague 5 - Smíchov with excellent transport connections, within walking distance to the metro and tram station Anděl, to the shopping center Nový Smíchov, to the German and French schools, to the Petřínské sady park. Rent 5,400 EUR payable in euros + house charges 150 CZK/sqm +VAT + extra membership fee 150 EUR/month for use of Wellness with indoor pool and sauna directly in the housing project.