

**5,400 EUR/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 2.500 CZK/os

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

property type	flat
disposition	4+kk
floor	5th floor
parking	garage
available from	12.01.2026

We offer for rent a luxurious three bedroom duplex apartment with three terraces and a private garden on the 5th floor of the exclusive Ellipsis Residence complex with reception, elevator, underground garage, wellness - swimming pool, sauna, and a large garden with parkland in the sought-after location of Prague 5 - Smíchov. The unfurnished apartment with a total living area of 211.7 sqm offers on the lower floor a hall, a spacious living room with a fireplace connected to the dining room and a fully equipped kitchen and with access to a terrace with a beautiful view, 3 bedrooms with access to the terrace, 2 bathrooms with a bathtub, shower, toilet, bidet (one bathroom is accessible from the bedroom), a guest toilet, a hallway and a laundry room. On the upper floor there is an open gallery (possibly a 4th bedroom) with a private wellness with sauna, a bathroom and access to a roof terrace with a garden (31 sqm). The apartment is equipped with high-quality oak floors, large-format tiles, French windows, security doors, internet, air conditioning, washing machine, dryer. The apartment has a cellar. Rent 5,400 EUR payable in euros + fees 150 CZK/m² of the apartment + 21% VAT + extra membership fee 2,500 CZK/person/month for using the Wellness with an indoor pool and sauna directly in the apartment project. Possibility of renting a garage space for a fee of 230 EUR + 21% VAT/month. Popular location Prague 5 - Smíchov with excellent transport connections, within walking distance of the Anděl metro and tram station, the Nový Smíchov shopping center, the German and French schools. By car, close access to the Prague Ring Road and the highway network.