



🏠 114 m<sup>2</sup> 📄 Holečkova, Praha 5 - Smíchov 💰 58 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N7313</b>	Price	<b>58 000 CZK per month + services</b>
Address	<b>Holečkova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>114 m<sup>2</sup></b>
Garden area	<b>25 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>1st floor</b>	Device	<b>Yes</b>
Garage	<b>Yes</b>	Terrace	<b>9 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>21. 2. 2025</b>

## About real estate

We offer for rent fully furnished air-conditioned apartment 2+kt with usable area of 114 sqm with terrace and garden on the 2nd floor of a residential project in Prague 5 - Smíchov. The building with elevator provides many superior additional services such as reception, swimming pool, spa for an additional fee, Prisma institute fitness and a large communal garden in an enclosed courtyard. For an additional fee, parking spaces can be rented in the underground garage. The rent includes cleaning twice a month, including linen and towel change, as well as maintenance of the front garden.

The layout includes a spacious and bright living room, modern kitchenette superbly equipped with all appliances, bedroom with en-suite bathroom with bath, shower, toilet and bidet, hallway and a separate toilet with washing machine.

High quality materials have been used in the project. Solid wood floors. Large format tiles in the bathrooms. Underfloor heating throughout the apartment. French windows with soundproofing to ensure peace and also excessive lighting. Each of the rooms has its own entrance to the terrace with panoramic views.

In the immediate vicinity of the apartment there are all civic amenities - services, shops, schools, kindergartens, playgrounds, cafes and quality restaurants. Great transport accessibility with connection to the Prague city ring road. Bus stop Holečkova right in front of the house. The tram stop Bertramka with direct connection to the metro station Anděl is less than 5 minutes walk from the house. Nearby are Petřínské sady, Mrázovka Park and the popular Nový Smíchov shopping centre.

Available immediately.