



## Rent of an apartment 3+kt/T/G/GS, 315 sqm, Prague 5 - Smíchov



143 m<sup>2</sup> | Holečkova, Praha 5 - Smíchov | 75 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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LEASE SPECIALIST

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Order number	<b>N6966</b>	Price	<b>75 000 CZK per month + services</b>
Address	<b>Holečkova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>143 m<sup>2</sup></b>
Garden area	<b>66 m<sup>2</sup></b>	Low energy	<b>No</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>46 m<sup>2</sup></b>	Cellar	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>1. 9. 2024</b>

## About real estate

We offer for rent a fully and tastefully furnished apartment 3+kt with usable area of 315 sqm with terrace and garden on the 2nd floor of a newly completed residential project with elevator and a number of extra services such as reception, swimming pool, spa for an extra charge, Prisma institute fitness room and a large communal garden in an enclosed courtyard. The apartment has a cellar and for an additional fee you can rent a parking space in the underground garage. The rent includes cleaning twice a month including a change of bed linen and towels.

The layout includes a spacious and bright living room, modern kitchenette superbly equipped with all appliances, two bedrooms, one of which has an en-suite bathroom with bath, shower, toilet and bidet, separate bathroom with shower, toilet and bidet, hallway, separate toilet and a utility room with washing machine.

High quality materials were 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 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 from September 1 2024.