



🏠 132 m<sup>2</sup> 📄 Holečkova, Praha 5 - Smíchov 💰 24 890 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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EXTERNAL SALES SPECIALIST

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Order number	<b>N7252</b>	Price	<b>24 890 000 CZK + fees</b>
Address	<b>Holečkova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>132 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Apartment type	<b>Maisonette</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Cellar	<b>3 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer exclusively for rent a fully furnished duplex apartment 3+kt, with a living area of 129 sqm. This beautiful apartment is located on the 1st floor and on the 2nd floor and is part of the successful project Residence Sacre Coeur2. The rental price includes one garage space and a 3 sqm cellar. The complex includes an enclosed communal courtyard garden and a 24-hour reception.

The layout offers on the 1st floor a spacious vestibule (12,5 sqm) with built-in wardrobes and an imaginatively separated entrance from the living area of the apartment. A generous living room with kitchen and dining room (59.3 sqm), which will amaze with a magnificent view of Prague. The living room is connected to the utility room with laundry room (4.7 sqm), where additional storage space is practically designed. There is also a separate toilet. The second private part of the apartment has a bedroom (14.8 sqm) and a children's room (12.8 sqm), which overlook the inner atrium of the building. There is also a bathroom with a bathtub, toilet and with two sinks (5.4 sqm). The apartment is offered fully furnished, including all appliances and TV. For security, the entire building is guarded by CCTV.

The location offers complete civic amenities, schools kindergartens, shops, restaurants, cafes, playgrounds. A few minutes walk from OC Smichov and a few steps to Sacre Coeur Park, Kinsky Gardens or Petrin Gardens. Excellent transport accessibility with connection to the Prague city ring road, bus stop, metro B, tram stop about 5 minutes walk from the house.