



**2,300 EUR/per month**

**Furnished apartment with a terrace and garden for rent: Praha 5 - Smíchov, Holečkova**

Holečkova, Praha 5

rent 2300 Euro + 12% VAT including all fees, energy, internet and apartment cleaning 2x per month

registration number	<b>25025</b>
type of contract	<b>rent</b>
area	<b>77 sqm</b>
balcony	<b>yes</b>
enclosed balcony	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>2+kk</b>
floor	<b>1st floor</b>
terrace	<b>yes</b>
parking	<b>garage</b>
available from	<b>24.02.2025</b>

Luxurious one bedroom apartment of 77 sqm with a 12 sqm terrace and 24,5 sqm garden on the 1th floor of the Ellipsis Residence with 24/7 reception, elevator, underground garage, wellness - swimming pool, sauna, and a large private garden with parkland in the Prague 5 - Smíchov area with excellent connections to the center, the Nový Smíchov shopping center, the German and French schools. This furnished apartment offers a hallway, a living room open to the dining area and a fully equipped kitchen with access to the terrace with a nice view of the greenery, a bedroom with a double bed and a large wardrobe, a bathroom with a bathtub, shower, bidet and toilet, a separate toilet where the washing machine is located. Stylish furniture, a sofa bed in the living room, quality materials, wooden floors, large-format tiles, French windows, air conditioning, security doors. Possibility of renting a garage space for 200 EUR + 21% VAT/month. Popular location Prague 5 - Smíchov with good transport connections, within walking distance to the bus station about 2 minutes walk, further to the metro and tram station Anděl and Náměstí Kinsky, to the Petřínské sady park. The rent 2,300 Euro per month + 12% VAT includes housing fees, energy, internet and cleaning of the apartment twice a month. Wellness membership fee 2,500 CZK/month per person, the second person in the household has a reduced membership for 1,250 CZK. On the ground floor of the building there is also a fitness center Prisma Institut, which is ideal for active relaxation The apartment is intended for medium-term rental, the minimum period of accommodation is one month.