



## 75,540 CZK/per month

rent 3000 Euro + utilities 150 CZK/sqm

### Apartment with a terrace for rent : Praha 5 - Smíchov, Holečkova Holečkova, Praha 5

registration number	<b>009056</b>
type of contract	<b>rent</b>
area	<b>143 sqm</b>
terrace	<b>yes</b>
PENB energy label	<b>G</b>

property type	<b>flat</b>
disposition	<b>3+kk</b>
floor	<b>2nd floor</b>
parking	<b>garage parking</b>

We offer for rent a modern fully furnished two bedrooms apartment with a terrace and a private garden on the 2nd floor in the Ellipsis Residence with a reception, an elevator, an underground garage, swimming pool, sauna, and a private large garden in Prague 5 - Smíchov. The apartment has a living area of 143 sqm and offers an entrance hall, a spacious living room with a fully equipped kitchen (74 sqm), 2 bedrooms, 2 bathrooms with a bath, shower, toilet, and bidet (one bathroom is accessible from the bedroom) and laundry room with washer and dryer. From the living room and both bedrooms there is access to a terrace of 46 sqm and a private garden of 66 sqm. Quality materials, wooden floors, large-format tiles, French windows, security doors, internet, basement. Possibility to rent a garage space for extra EUR 200 + VAT/month. Popular location of Prague 5 - Smíchov with good transport links to the city center, French school, Nový Smíchov shopping center. Walking distance to the Anděl tram and metro station, Petřínské sady park and Sacre Coeur park. The rent of EUR 3,000 is payable in Euros. A membership fee of EUR 150/month for the use of wellness is paid in addition to the rent. The Prisma Institute fitness center is also located on the ground floor of the building, which is an ideal place for active relaxation.