



**21,100,000 CZK**

including agency fee and legal services

**Apartment with terrace for sale: Praha 5- Smíchov, Holečkova - Residence Trinity Garden**

Holečkova, Praha 5

registration number	<b>24028</b>
type of contract	<b>sale</b>
area	<b>145 sqm</b>
balcony	<b>yes</b>
parking	<b>garage</b>
available from	<b>06.01.2025</b>

property type	<b>flat</b>
disposition	<b>4+kk</b>
floor	<b>1st floor</b>
terrace	<b>yes</b>
PENB energy label	<b>D</b>

We offer for sale a spacious, bright three bedroom apartment with a terrace and a balcony in an apartment building in the prestigious Trinity Garden residential area with 24/7 reception, shared garden, underground garages and an elevator in the sought-after location of Prague 5 - Smíchov next to Petřín Park, Park Zahrady Kinských and Malá Strana area. The apartment is located on the 1st floor and has barrier-free access. This is an apartment building built on a hill, so the living room and kitchen are located as on the 2nd floor. The total interior area of 134 sqm offers an entrance hall with a built-in wardrobe, a modern fully equipped kitchen, which is partially separated from the living room, a large living room with a dining room and access to a balcony (3 m<sup>2</sup>), 3 bedrooms with access to a terrace (11 m<sup>2</sup>), 2 bathrooms - one with a bathtub, shower, toilet and bidet, the other with a shower and toilet, a large dressing room and a utility room with a washing machine. The floors are wooden parquet and tiles. The apartment includes a cellar (4 sqm) and a parking space in the underground garage. The closed complex includes a fitness and sauna for residents. Excellent location with all civic amenities - schools, kindergartens, shops, restaurants, cafes, Nový Smíchov shopping center, just a few steps from the French School. Within walking distance is the bus and tram station on Náměstí Kinských Square and the Anděl metro station. There is a lot of greenery in the vicinity, Kinského sady, Petřínská sady, Vltavská nábřeží. Location with excellent transport connections to the historical center of Prague and the Nový Smíchov shopping center. The apartment is rented, also suitable as an investment. For more information, contact us.