



## Rent of an apartment 1+kt/T/Z/GS, 89 sqm, Prague 5 - Smíchov



🏠 89 m<sup>2</sup> 📄 Holečkova, - Smíchov 💰 36 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N6489</b>	Price	<b>36 000 CZK per month + services</b>
Address	<b>Holečkova, - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>1 + kitchenette</b>	Usable area	<b>89 m<sup>2</sup></b>
Garden area	<b>43 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>2nd floor</b>
Device	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>6 m<sup>2</sup></b>	Lift	<b>Yes</b>
Date to move in	<b>16. 5. 2023</b>		

## About real estate

We offer for rent a fully furnished apartment 1+kt with a total usable area of 89 sqm with a terrace and private garden on the third floor of a new residential project with elevator and a number of extra services such as reception, swimming pool, wellness and a large common garden in a closed courtyard. For an additional fee, a parking space in the underground garage can be rented.

The layout includes a spacious and bright living room, a modern kitchenette superbly equipped with all appliances and a bathroom with bath, toilet, sink and washing machine.

High quality materials have been used in the project. For example, solid wood floors, large format tiles in the bathrooms, underfloor heating throughout the apartment, French windows with soundproofing to ensure peace of mind and also excessive lighting.

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 is right in front of the house. The Bertramka tram stop with a direct connection to Anděl metro station is less than 5 minutes walk from the house. Nearby are Petřínské sady, Mrázovka Park and the popular Nový Smíchov shopping centre.

Available immediately.