



🏠 285 m<sup>2</sup> 📄 Holečkova, Praha 5 - Smíchov 💰 136 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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LEASE SPECIALIST

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Order number	<b>N6964</b>	Price	<b>136 000 CZK per month + services</b>
Address	<b>Holečkova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>285 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>6th floor</b>	Apartment type	<b>Maisonette</b>
Device	<b>No</b>	Garage	<b>Yes</b>
Terrace	<b>104 m<sup>2</sup></b>	Cellar	<b>2 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>19. 7. 2024</b>

## About real estate

We offer for rent a spacious duplex apartment 4+kt with an usable area of 285 sqm with two terraces on the 6th and 7th floor of a newly completed residential project in Prague 5 - Smíchov. The building with elevator provides many superior additional services such as reception, swimming pool, spa for an additional fee, Prisma institute fitness and a large communal garden in an enclosed courtyard. Parking spaces in the underground garage can be rented for an additional fee.

The layout of the ground floor includes a spacious and bright living room, modern kitchenette equipped with all appliances, three bedrooms, one of which has its own bathroom with bath, shower, toilet and bidet, there is also a separate bathroom with bath, shower, toilet and bidet, hallway, separate toilet and utility room. All rooms have access to a terrace following the floor plan of the apartment.

On the first floor of the duplex there is a private sauna with separate shower and toilet, 77 sqm terrace with panoramic views of the surrounding area and a garden.

High quality materials were used in the project. Solid wooden floors. Large format tiles in the bathrooms. Underfloor heating throughout the apartment. French windows with soundproofing to ensure peace and also excessive lighting.

In the immediate vicinity of the apartment there are all civic amenities - services, shops, schools, kindergartens, playgrounds, cafes and quality restaurants. Great transport accessibility with connection to the Prague city ring road. Bus stop Holečkova right in front of the house. The tram stop Bertramka with direct connection to the metro station Anděl is less than 5 minutes walk from the house. Nearby are Petřínské sady, Mrázovka Park and the popular Nový Smíchov shopping centre.

Available immediately.