



78 m<sup>2</sup>   Holečkova, Praha 5 - Smíchov   Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                                     |                                    |                            |
|--------------|-------------------------------------|------------------------------------|----------------------------|
| Order number | <b>N7936</b>                        | Price                              | <b>Reserved</b>            |
| Address      | <b>Holečkova, Praha 5 - Smíchov</b> | Type                               | <b>Apartments</b>          |
| Disposition  | <b>2 + kitchenette</b>              | Usable area                        | <b>78 m<sup>2</sup></b>    |
| Offer status | <b>Reserved</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>19 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 2+kt with a usable area of 78 sqm with a terrace 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, a bedroom with en-suite bathroom with bath, shower, toilet and bidet, a hallway and a separate toilet with washing machine.

High quality materials were used in the project. Solid wood floors. Large format tiles in the bathrooms. Underfloor heating throughout the apartment. French windows with soundproofing to ensure peace and also excessive lighting. Each of the rooms has its own entrance to the terrace.

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 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.

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