



🏠 174 m<sup>2</sup> 📖 Holečkova, Praha 5 - Smíchov 💰 3 800 EUR per month / 93 252 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>N7697</b>	Price	<b>3 800 EUR per month / 93 252 CZK per month + services</b>
Address	<b>Holečkova, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>174 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>4th floor</b>
Device	<b>No</b>	Terrace	<b>23 m<sup>2</sup></b>
Lift	<b>Yes</b>	Date to move in	<b>16. 7. 2025</b>

## About real estate

We offer for rent air-conditioned 4+kk apartment with a usable area of 174 m<sup>2</sup> with a terrace on the 5th floor of a new residential project located in Prague 5 - Smíchov. The residence has an elevator and a number of above-standard additional services such as a reception, swimming pool, wellness center for an additional fee, Prisma Institute fitness center, and a large shared garden in an enclosed courtyard. Parking spaces in the underground garage can be rented for an additional fee.

The layout includes a spacious and bright living room, a modern kitchenette with all appliances, three bedrooms, one with its own bathroom, a second bathroom with a bathtub, shower, toilet, and bidet, a hallway, and a separate utility room with a washer and dryer.

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 sound insulation ensuring peace and quiet as well as ample lighting. Each room has its own entrance to the terrace.

All amenities are located in the immediate vicinity of the apartment - services, shops, schools, kindergartens, playgrounds, cafes, and quality restaurants. Excellent transport accessibility with connection to the Prague city ring road. The Holečkova bus stop is right in front of the building. The Bertramka tram stop with a direct connection to the Anděl metro station is less than a 5-minute walk from the building. Nearby are Petřínské sady, Mrázovka Park, and the popular Nový Smíchov shopping center.

Available immediately.