



85 m<sup>2</sup>

Holečkova, Praha 5 - Smíchov

33 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7673	Price	33 000 CZK per month + fees
Address	Holečkova, Praha 5 - Smíchov	Type	Apartments
Disposition	3 + kitchenette	Usable area	85 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	2nd floor
Loggia	6 m <sup>2</sup>	Cellar	4 m <sup>2</sup>
Lift	Yes	Date to move in	2. 6. 2025

## About real estate

We offer for rent an elegant 3+kt apartment with loggia, located on the 3rd floor of the newly completed Klamovka residential project in Prague 5 – Smíchov. The total usable area of the apartment is 85 sqm.

The interior consists of a spacious living room with a modern, fully equipped kitchen featuring high-quality appliances (a fridge and dishwasher, which are not shown in the photos, will be provided upon the tenant's request). There are also two separate bedrooms, a stylish bathroom with both a bathtub and a shower, a separate toilet, and an entrance hall with a practical storage room. All living areas have direct access to the spacious loggia, providing a pleasant outdoor space for relaxation. Both bedrooms face a quiet rear street, ensuring complete peace and quiet. All windows are fitted with triple glazing. The apartment also comes with two cellar storage units, offering ample storage space.

The Klamovka location offers an ideal balance between city living and proximity to nature. The neighborhood provides full civic amenities, including schools, kindergartens, shops, cafés, restaurants, pharmacies, and sports facilities. Nature lovers and active individuals will appreciate the nearby parks – Klamovka, Mrázovka, Husovy sady, and the iconic Petřín Gardens.

Transport accessibility is excellent. A tram stop is just a two-minute walk from the building, with direct connections to the Anděl metro station (line B), only five minutes away. There is also easy access to the city ring road and major highways leading to Plzeň and Brno.

The apartment is available immediately.