



212 m<sup>2</sup>

Holečkova, Praha 5 - Smíchov

5 400 EUR per month / 130 923 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	N7816	Price	5 400 EUR per month / 130 923 CZK per month + fees
Address	Holečkova, Praha 5 - Smíchov	Type	Apartments
Disposition	4 + kitchenette	Usable area	212 m <sup>2</sup>
Garden area	30 m <sup>2</sup>	Energy performance of the building	B - Very economical
Floor	5th floor	Device	No
Terrace	80 m <sup>2</sup>	Cellar	4 m <sup>2</sup>
Lift	Yes	Date to move in	20. 11. 2025

## About real estate

We offer for rent a spacious 4+kk duplex penthouse with a usable area of 212 sqm with three terraces on the 6th and 7th floors of a new residential project with an elevator and a number of above-standard additional services such as a reception, swimming pool, wellness center, and a large shared garden in an enclosed courtyard. The apartment comes with a cellar, and a parking space in the underground garage can be rented for an additional fee.

The layout includes a spacious and bright living room on the ground floor, a modern kitchenette equipped with all appliances, three bedrooms, one of which has a walk-in closet and its own bathroom with a bathtub, shower, toilet, and bidet, a separate bathroom with a bathtub, shower, toilet, and bidet, a hallway, a separate toilet, and a utility room. All rooms have access to terraces that follow the floor plan of the apartment.

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

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 excessive lighting. Each room has its own access to the terrace with a view.

All civic 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. Petřínské sady Park, Mrázovka Park, and the popular Nový Smíchov shopping center are also nearby.

Available immediately.