

Renting a new, unfurnished one-bedroom apartment (59.3sqm) on the 4th floor with a terrace (9.8sqm), elevator and a cellar (2.3sqm), Prague 5 - Košíře, Holečkova street

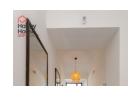
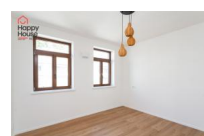
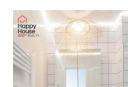


33 400,00 CZK/ month

+ utilities CZK 4,500 + energies, deposit CZK 60,000

layout :	2+kk - 1 bedroom	Celková užitná plocha :	71.4
city :	Praha	town quarter :	Prague 5
district :	Košíře	street :	Holečkova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	terrace, cellar	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	B - Very economical

New housing with a south-facing terrace, open view, and above-standard equipment in a completely renovated building on the border of Smíchov and Košíře. Option to rent a garage parking space 400m from the building for a fee. We offer a bright 2 bedroom apartment for long-term rent with a floor area of 59.3 sqm, complemented by a terrace measuring 9.8 sqm and a cellar of 2.3 sqm. The apartment is located on the 4th floor of a building with an elevator and faces south towards a quiet courtyard. From the terrace, there is a pleasant view over the surrounding roofs towards the greenery. The main living space combines a living area, dining zone, and custom kitchen. The kitchen is equipped with Electrolux built-in appliances, induction hob, oven, microwave, refrigerator with freezer, tectonite sink, and dishwasher. The living room leads directly onto the spacious terrace, which comfortably accommodates outdoor seating. A separate non-through bedroom offers a custom-built wardrobe. Additional generous storage space is located in the entrance hall, where there is also a combined washer-dryer. The layout is complemented by a bathroom with a shower and a separate toilet. Comfort throughout the year is ensured by air conditioning, heat recovery, and underfloor heating. The apartment is rented without freestanding furniture, so the future tenant can furnish it according to their own style. A complete kitchen, built-in wardrobes, and a washer-dryer are already part



COMPLEX REAL ESTATE SERVICES

- RENTAL AND SALE OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
- SALE OF APARTMENT BUILDINGS AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •

of the equipment. The original apartment building underwent a complete reconstruction, during which new top floors were also created. The result is a combination of the character of a traditional Prague house with the comfort of new housing – including a modern elevator and carefully restored common areas. Holečkova street offers quick connections to Anděl and the center of Prague. In the vicinity, there are tram and bus stops, shops, cafes, restaurants, and all everyday services. For relaxation and sports, parks such as Klamovka, Sacré Coeur, Kinského zahrada, and the Košíře–Motol nature park are easily accessible. Main advantages: - New apartment in newly built floor, - South-facing terrace 9.8 sqm with open view, - Air conditioning and heat recovery, - Custom kitchen and built-in storage, - Washer-dryer, - Elevator, - Cellar 2.3 sqm, - Separate toilet, - Energy class B, - Quiet orientation towards the courtyard, - Quick access to Anděl. Rent: 33,400 CZK per month Service charges: 4,500 CZK per month Utilities are paid separately. Refundable deposit: 60,000 CZK. Real estate agency commission: 40,414 CZK including VAT. The apartment is ready for immediate occupancy. This property is managed by our real estate agency = above-standard care for the apartment and for you as a tenant.

COMPLEX REAL ESTATE SERVICES

- RENTAL AND SALE OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION ●
- SALE OF APARTMENT BUILDINGS AND DEVELOPMENT PROJECTS ● LAND ● COMMERCIAL PROPERTY ●