

## Ellipsis

Prague 5 Smíchov, Holečkova 26



**Ellipsis** is a unique architectural experience combining residential, office, and commercial spaces in an extraordinary building located in Prague 5, Smíchov. Situated near Sacré Coeur Park, in the heart of Holečkova Street, this exceptional elliptical-shaped structure meets the highest standards for quality, innovative, and sustainable 21st-century architecture. Ellipsis offers a total of thirty extraordinary apartments, both furnished for short-term rentals and unfurnished, ideal for long-term leases. Part of "The Experience" includes exclusive services, such as an extensive Wellness and Spa area for Ellipsis residents.

The premium office spaces on the 1st floor are perfectly tailored to meet tenant needs. These inspiring, cleanly designed offices feature views of the newly created park, beautiful terraces, a calm and healthy indoor environment, and are ideal for companies looking to stand out.

### **Currently available office spaces:**

1st Floor, offices 110 sqm (Unit 04, ready for immediate move-in, fully fitted)

1st Floor, offices 341 sqm (Unit 05)

1st Floor, offices 450 sqm (combination of Units 04 and 05)

### **Rental price:**

Offices: 16.50 – 18.50 EUR/sqm/month

Fees: 150 CZK/sqm/month (including energy costs)

Parking: 200 EUR/space/month

Lease term: minimum 3 year

### **Kontakty pro zájemce o pronájem prostor:**



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**Fotopříloha:**

