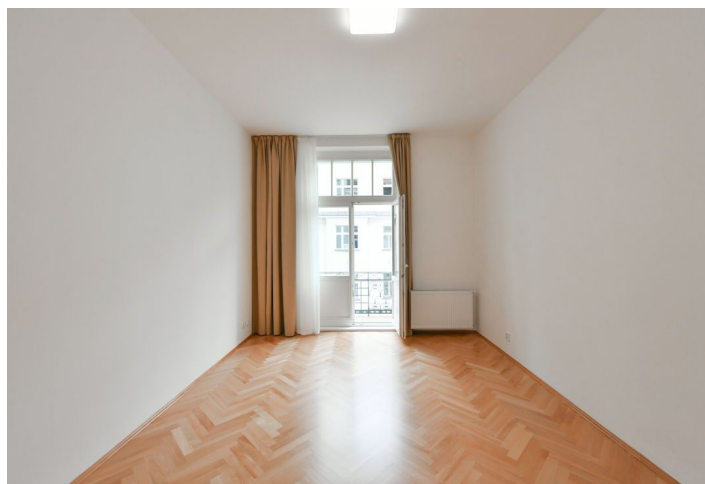




## Apartment Two-bedroom (3+1)

Rented

95 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží





## Apartment Two-bedroom (3+1)

Rented

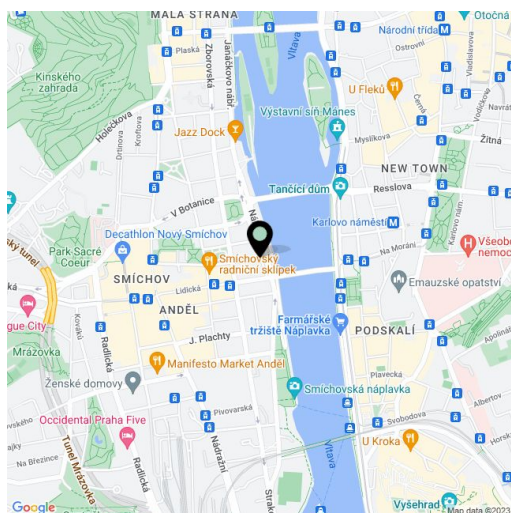
95 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	99 m <sup>2</sup>
Floor area*	95 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	A parking space can be arranged nearby at an extra fee.
Cellar	-
Service price	Service charges and water: CZK 750/person/month. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	100496
Available from	Immediately

This renovated 2-bedroom apartment with 2 balconies is on the third floor of a completely refurbished Art Nouveau building with an elevator and grand entrance areas. Located in Smíchov, Prague 5, right on the Vltava riverbank, in an area with quick tram connections to the city center and within walking distance of the Nový Smíchov commercial and entertainment center and the Anděl metro station.

The interior offers a living room, a fully fitted eat-in kitchen, and 2 bedrooms, each with balcony access. There is a bathroom including a bathtub with a shower screen, a separate toilet, a storage room, and an entrance hall. One balcony boasts views of the Vltava River and the Emauzy Monastery.

Preserved original details, high ceilings, large windows, **hardwood parquet floors**, tiles, security entry door, gas boiler, washing machine, dishwasher, microwave oven, chip entry to the building, common bike and pram storage. **Garage parking** can be rented nearby at an additional fee.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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