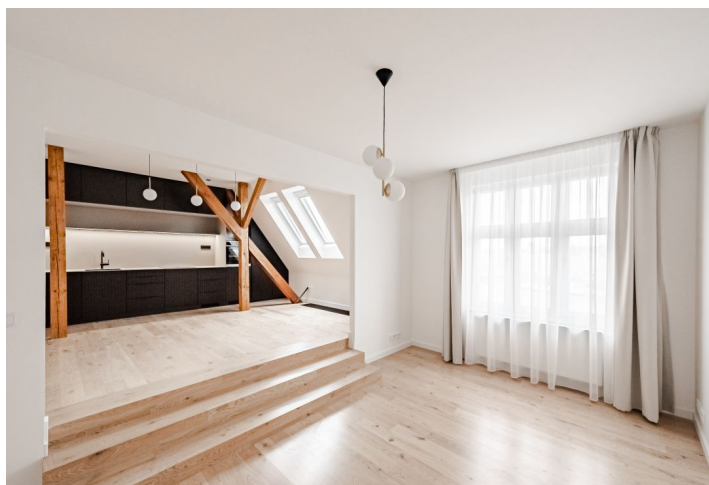




## Apartment One-bedroom (2+kk)

€ 1 663 | CZK 42 000

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





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€ 1 663 | CZK 42 000

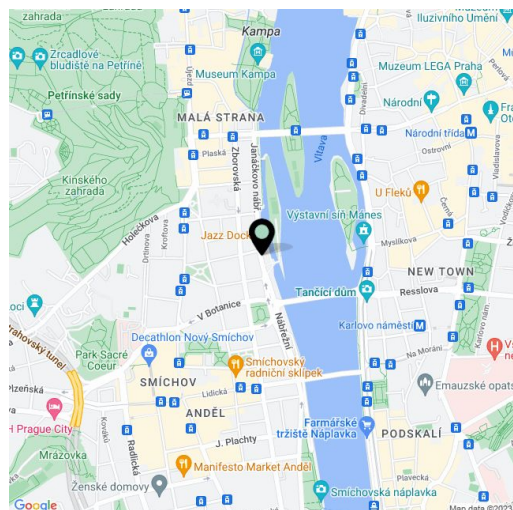
101.6 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	102 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services and water: CZK 750/person/month. Gas and electricity are billed separately (transferred to the tenant).
PENB	Not required
Reference number	100729
Available from	Immediately

Benefiting from a location right on the Vltava riverbank, this renovated air-conditioned apartment with 2 bathrooms is on the 5th topmost floor of a completely refurbished Art Nouveau building with an elevator and grand entrance areas. Located in Smíchov, Prague 5, a place 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 features a living room with a fully fitted open plan kitchen and dining area, a bedroom with an en-suite bathroom (walk-in shower, toilet), a second bathroom (walk-in shower, toilet), a fitted **walk-in closet**, and an entrance hall with built-in wardrobes.

**Air-conditioning, hardwood floors**, tiles, security entry door, exterior blackout roller blinds on the skylights, gas boiler, underfloor heating in the bathrooms, washing machine, dryer, dishwasher, induction cooktop with an integrated extractor hood, microwave oven, chip entry to the building, common bike and pram storage.



\* 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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