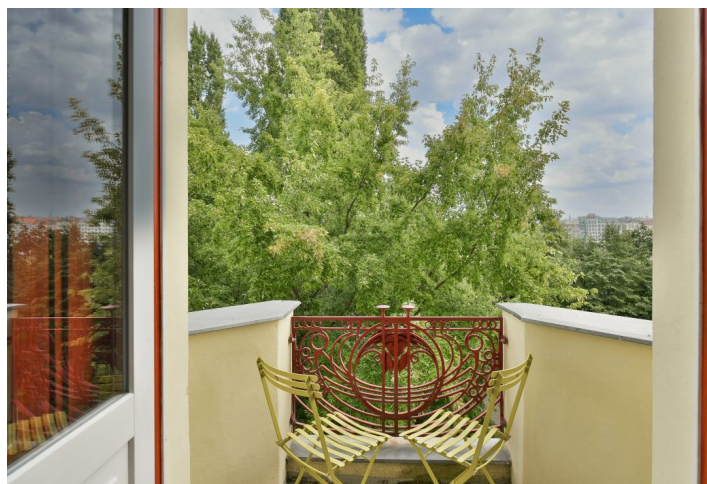




## Apartment One-bedroom (2+1)

Rented

70.3 m<sup>2</sup>, Praha 5, Smíchov, Janáčkovo nábřeží





## Apartment One-bedroom (2+1)

Rented

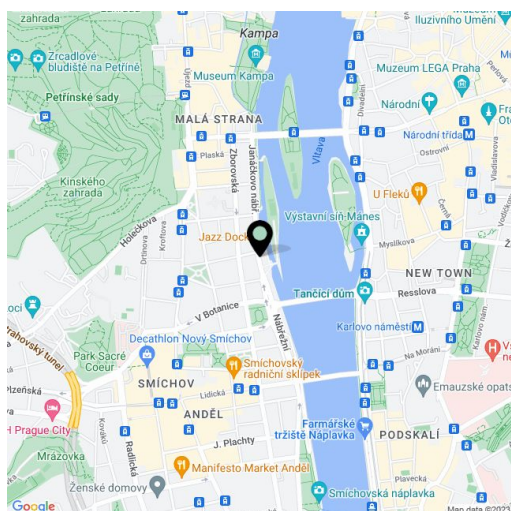
70.3 m<sup>2</sup>, Praha 5, Smíchov, Janáčkovo nábřeží

Total area	72 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges and water: CZK 2,000. Gas and electricity are billed separately.
PENB	D
Reference number	101521
Available from	Immediately

Benefiting from a wonderful location right on the Vltava riverbank, this refurbished and furnished 1-bedroom apartment benefits from a balcony and nice views of the river and the Dancing Building. Set on the second floor of a well-maintained, fully renovated traditional building with an elevator and a shared garden with a pergola and benches, centrally located within walking distance of Petřín Park, the Lesser Town, Kampa Island, and Old Town. The neighborhood has easy access to the Prague Castle, the Anděl commercial center and metro station, and the French School.

The interior features a living room with access to the balcony, a fully fitted kitchen, a bedroom with a built-in elevated sleeping platform, a bathroom (walk-in shower, toilet), and an entrance hall with a built-in wardrobe.

Hardwood parquet floor, vinyl floor, tiles, interior roller blind in the bedroom, gas boiler, washer/dryer, dishwasher, microwave oven, security cameras in the building, cellar.



\* 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.