



## Apartment Two-bedroom (3+kk)

€ 4 346 | CZK 109 900

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





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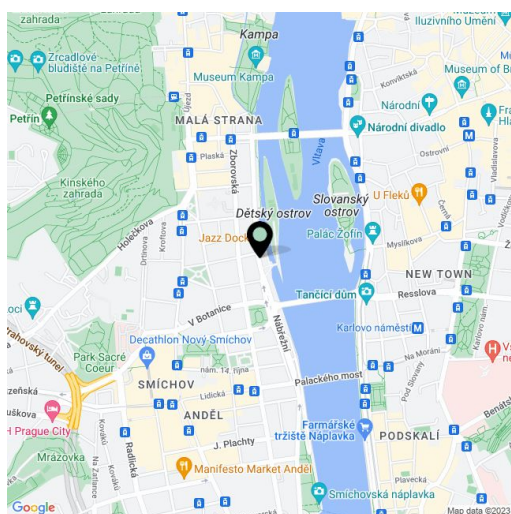
164 m<sup>2</sup>, Praha 5, Smíchov, Janáčkovo nábřeží

Total area	174 m <sup>2</sup>
Floor area*	164 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 15,600. Electricity is billed separately.
PENB	G
Reference number	103237
Available from	Immediately

**High-standard riverfront apartment with parking. This completely refurbished unfurnished apartment with 3 balconies and 2 bathrooms is situated on the 2nd floor of a historic apartment building that has been meticulously renovated, and offers a sauna, 24/7 security, camera system, and an elevator. Centrally located on a tree-lined street right on the Vltava riverbank, within walking distance of Kampa Island, Petřín Hill Park, Malá Strana (Lesser Town), 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 a fully fitted open plan kitchen, dining area, and **2 balconies** facing the riverbank, a master bedroom with an en-suite bathroom (walk-in shower, bidet, toilet) and a **balcony** facing the quiet courtyard, a bedroom with an en-suite bathroom (walk-in shower, toilet), a utility room, a guest toilet, and an open entrance area with built-in storage.

**Air-conditioning, oak parquet floors, large-format tiles, high vaulted ceilings, security entry door, roller blinds, washer, dryer, dishwasher, induction cooktop, microwave oven, video entry phone, cellar, charger for electric cars. A garage parking space is available at CZK 10,000/month + VAT.**



\* Size of the unit according to the Housing Act.

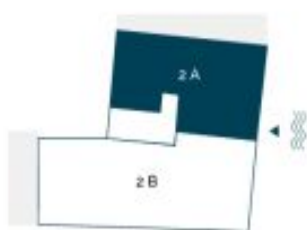
The area consists of the sum total of the internal area of every room.



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Celková výměra bytu	174 m <sup>2</sup>
Předsíň	27 m <sup>2</sup>
Obývací pokoj	48 m <sup>2</sup>
Kuchyň + jídelna	26 m <sup>2</sup>
Pokoj	23 m <sup>2</sup>
Koupelna + WC	6 m <sup>2</sup>
Pokoj	22 m <sup>2</sup>
Koupelna + WC	5 m <sup>2</sup>
WC	2 m <sup>2</sup>
Technická místnost	4 m <sup>2</sup>
Lodžie	8 m <sup>2</sup>
Balkon 1	1 m <sup>2</sup>
Balkon 2	2 m <sup>2</sup>