



## Apartment Studio (1+1)

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

Rented





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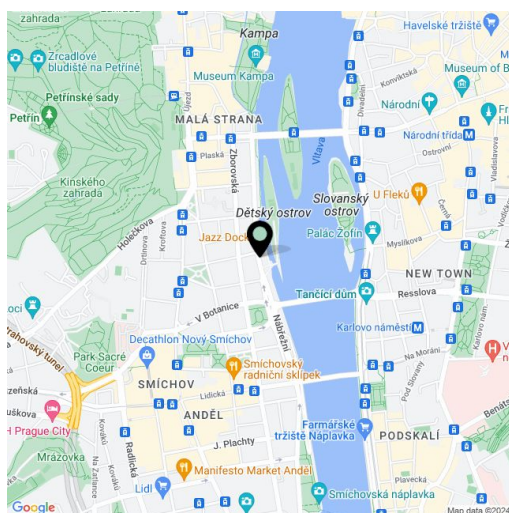
**Rented**68 m<sup>2</sup>, Praha 5, Smíchov, Janáčkovo nábřeží

Total area	70 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for service charges and water: CZK 800/person. Electricity is billed separately (transferred to the tenant).
PENB	G
Reference number	103754
Available from	22.02.2025

This completely refurbished apartment with a balcony and beautiful views of the river, the National Theater, and the Dancing Building is situated on the 2nd floor of a well-maintained renovated Art Nouveau building with an elevator and a grand entrance. Located on a quiet street right on the Vltava riverbank, 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 apartment includes a living room with bay windows/bedroom, a fully fitted kitchen with a dining area and balcony access, a shower bathroom, a separate toilet, and an entrance hall.

Original renovated **hardwood parquet floors**, carpet, tiles, electric heating, washing machine, dishwasher, induction cooktop.



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

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