



## Apartment Two-bedroom (3+kk)

€ 725 533 | CZK 18 200 000

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





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Total area	104 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	E
Reference number	103936

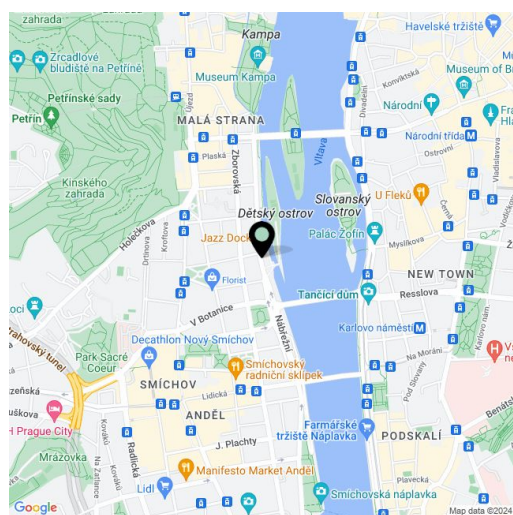
This luxury, elegant, fully furnished apartment with a balcony is located in a corner apartment building with an elevator and majestic entrance hall. From the turn of the 19th and 20th centuries, the building stands on the prestigious Janáček Embankment, within walking distance of the city center, several parks, and the Anděl pedestrian zone.

The practical layout of the upper ground floor (1st floor height) apartment consists of a living room with a kitchen and dining area, a bedroom with a walk-in wardrobe and balcony facing the landscaped green courtyard, a second bedroom, a bathroom (shower, WC with a bidet shower), a utility room, a separate toilet, and an entrance hall.

The apartment acquired its layout in 2022, when it was **completely and expensively renovated** and furnished with **quality furniture**, which could be included in the purchase price. Floors are **wooden** and with **heated large-format tiles**, windows are **wooden casement**. Heating is provided by an electric boiler; security is provided by a videophone and an alarm. The apartment comes with a **spacious cellar**, which is currently being reconstructed. The building's **common areas and half of the facade** have been reconstructed, with plans to do the other half as well.

An attractive location on the Janáček Embankment lined with mature trees, close to the historic **Diezenhofer Orchards, Portheimka Garden, Sacré Coeur Park, and Kinských Gardens**, just a few steps from the **Nový Smíchov shopping center**. A kindergarten and elementary school, a prestigious **high school, and the French lyceum** are within walking distance. Fast transport connections are provided by numerous tram lines and the nearby **Anděl or Karlovo náměstí metro stations**, and you can easily connect by car to a tunnel complex.

Floor area 102 m<sup>2</sup>, balcony 1.5 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.