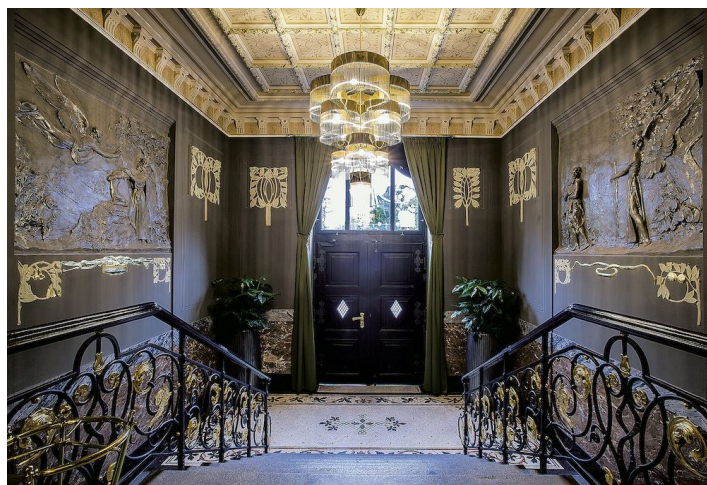
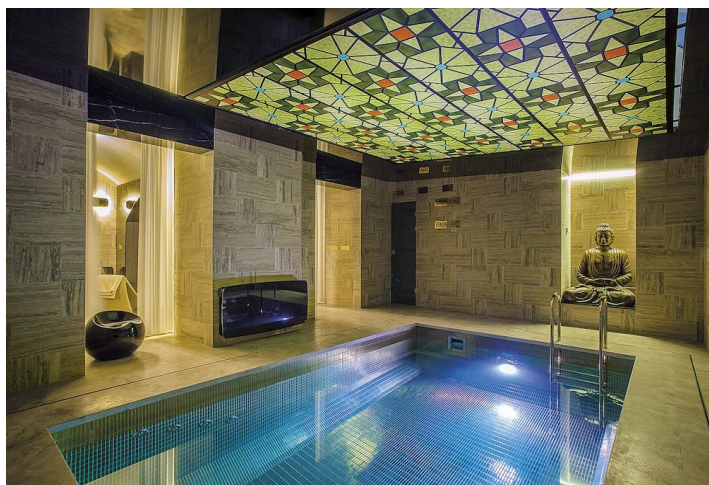
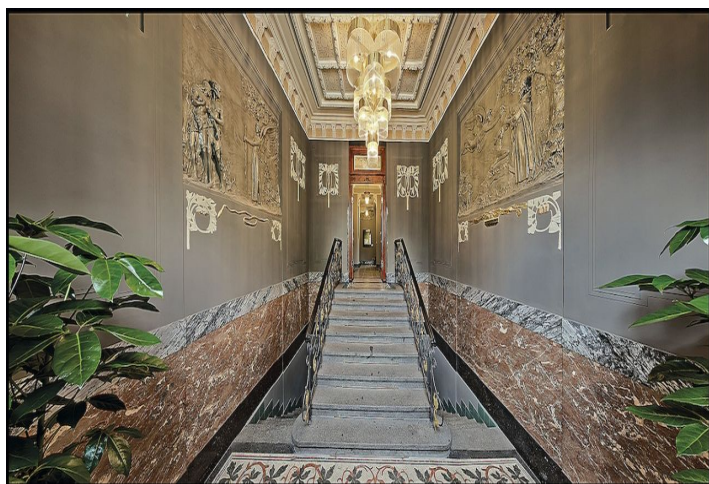




## Apartment Two-bedroom (3+kk)

Sold

116 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovovo nábřeží







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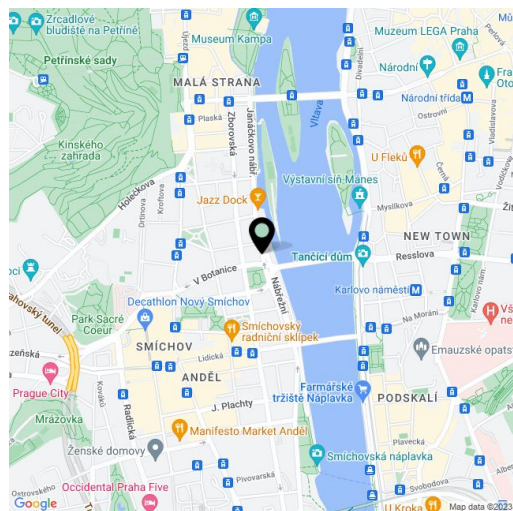
Total area	120 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	16958

**Exclusive apartment complete with a balcony overlooking the Vltava River and the National Theater, on the 2nd floor of a luxuriously renovated Art Nouveau building from the early 1920s in an attractive location on the river bank.**

The residence has 24-hour reception with concierge service, swimming pool with a golden mosaic, Italian travertine sauna, spa with waterfall, fitness, wine bar inspired by London Men Club with a backlit bar made of labradorite from Madagascar and a historic Cadillac. Private underground garage.

The entrance is restored to its original appearance, original mosaic, high standard of workmanship and materials used, exotic wood, security cameras (entrance to the house and garage), storage space for bicycles, skis, golf clubs, etc. International schools nearby, children's playground at Dětský ostrov island, volleyball and football courts, mini golf. Easily accessible by public transport, all amenities in the neighborhood.

The apartment has a fully flexible layout according to individual wishes of the client and is being offered in a shell and core state, ie. before completion of final finish with all utilities brought to the edge of the apartment. Garage parking available at extra cost. Interior 115.70 m<sup>2</sup>, balcony 4.60 m<sup>2</sup>.



\* 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.