



## Apartment Two-bedroom (3+1)

Ask for price

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





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Total area	163 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	2 garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	17331

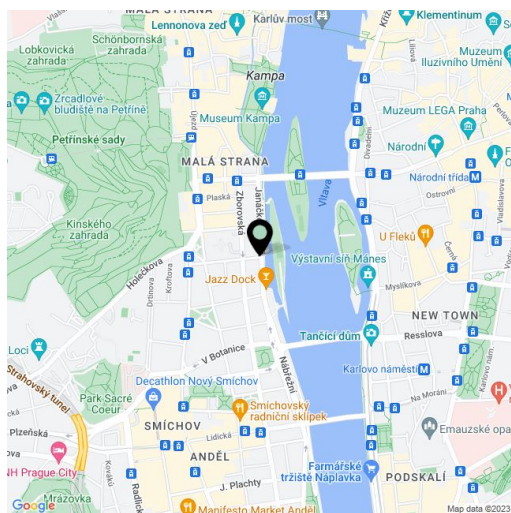
Located on the Vltava riverbank, this representative apartment with a balcony is situated on the 1st floor of a Neoclassical building undergoing a complete reconstruction. The building, from which panoramic views of the river and Prague landmarks such as Týn Church, Old Town Tower, Charles Bridge and Vyšehrad can be seen, will offer concierge service and private onsite parking.

The flat consists of a living room with fireplace, kitchen with dining area, 2 bedrooms (master bedroom with en-suite bathroom featuring shower, sink and toilet), shared bathroom with bathtub, shower, two sinks and toilet, a separate toilet, closet, and central hall.

The apartment is fully renovated to a high standard and includes silver oak Bauwerk floors, stone floors, walls and fireplace tiling, new casement windows, wooden doors with internal hinges, Bulthaup kitchen with Miele appliances, Axor Citterio and Duravit bathroom fixtures, designer lighting, luxury furniture in the living room (Minotti, Carl Hansen). The purchase price includes 2 garage parking spaces.

Close to the French School, a children's playground on Dětský ostrov island, volleyball and football courts, and mini golf. Easily accessible by public transport and with all amenities nearby.

Floor space 149.26 m<sup>2</sup>, balcony 6.17 m<sup>2</sup>, cellar 7.21 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.



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