



Apartment Three-bedroom (4+1)

Ask for price

243 m², Prague 5, Smíchov, Janáčkovo nábřeží





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Total area	249 m ²
Floor area*	243 m ²
Balcony	6 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	17332

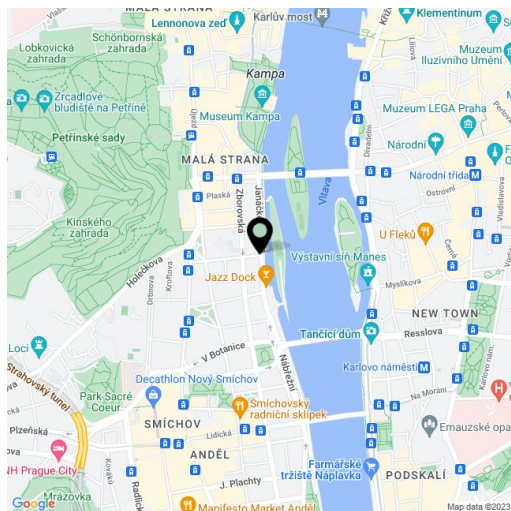
Located on the Vltava riverbank, this representative apartment with 2 balconies is on the 1st floor of a Neoclassical building after a complete reconstruction, offering a concierge service and private onsite parking. The flat boasts pleasant views of the river and mature, tall trees on Dětský Island.

The layout consists of a living room, eat-in kitchen, 3 bedrooms, master bathroom with balcony, free-standing bathtub, shower, double sink and toilet, second bathroom with balcony, shower and sink, 2 separate toilets, utility room, and an entrance hall.

The interior of the apartment is finished to a high standard using quality materials and equipment: wooden flooring (Viennese Cross), **natural stone** in bathrooms, Duravit and Hansgrohe bathroom fixtures and fittings. **Original refurbished double doors, door frames and windows**, air-handling system, full power lines. The purchase price includes **2 garage parking spaces** and a **cellar**.

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

Floor space 232.05 m², balconies 6.35, cellar 11.53 m².



* 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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