



## Apartment Two-bedroom (3+1)

Rented

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





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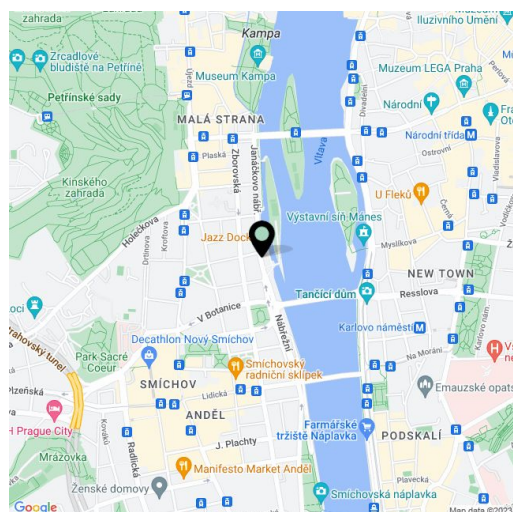
**Rented**127 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	128 m <sup>2</sup>
Floor area*	127 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Common building charges and water CZK 500/person/month. Gas and electricity will be transferred to the tenant (individual meters)
PENB	G
Reference number	19839
Available from	Immediately

Enjoying wonderful views of the Vltava river, the National Theater, Emauzy Monastery and the Dancing Building, this is a newly renovated 2-bedroom flat with a balcony. Situated on the fourth floor of a beautifully refurbished Art Nouveau building with a lift and a grand entrance. Located in a quiet street right on the Vltava riverbank, with quick tram connections to the city center, and within walking distance of the Anděl commercial center and metro station.

The interior includes two bedrooms, a 30 m<sup>2</sup> living room, a fully fitted eat-in kitchen with a balcony facing the courtyard, bathroom with tub, a separate toilet, storage room, and a 25 m<sup>2</sup> entry hall.

Preserved original details, bay windows, high ceilings, large windows, solid wood parquet floors, tiles, gas boiler, washing machine, audio entry phone.



\* 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.