



## Apartment Three-bedroom (4+kk)

Rented

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





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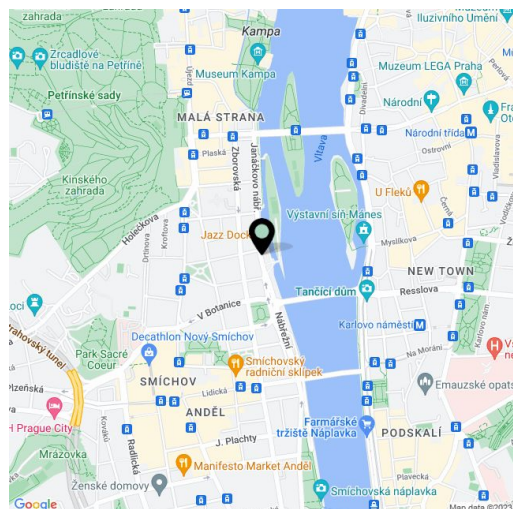
169 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	195 m <sup>2</sup>
Floor area*	169 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Service charges and water: CZK 800/person/month. Gas and electricity will be transferred to the tenant.
PENB	G
Reference number	22347
Available from	Immediately

Offering beautiful views of the river, Prague Castle, the National Theater, the Dancing Building, and more, this fully renovated, unfurnished attic apartment with a 26 sq. m. terrace and a balcony is situated on the topmost 5th floor of a fully refurbished Art Nouveau building with an elevator. Located on a quiet street right on the Vltava riverbank, with quick tram connections to the city center, within walking distance of the Anděl commercial center and metro station, and close to the French School.

The interior features a bright living room with a **fireplace**, a fully fitted open plan kitchen and access to the **terrace**, three separate bedrooms (one with a small **balcony**), a family bathroom (bathtub, walk-in shower, toilet), a shower room, a guest toilet, a pantry, a **walk-in closet**/storage room, a utility room, and an entrance hall.

Good quality ecological materials and equipment, preserved original details, **hardwood floors**, tiles, **wooden casement windows**, heated floors in the bathrooms, security entry door, independent gas heating, very good insulation, insect nets, dishwasher.



\* 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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