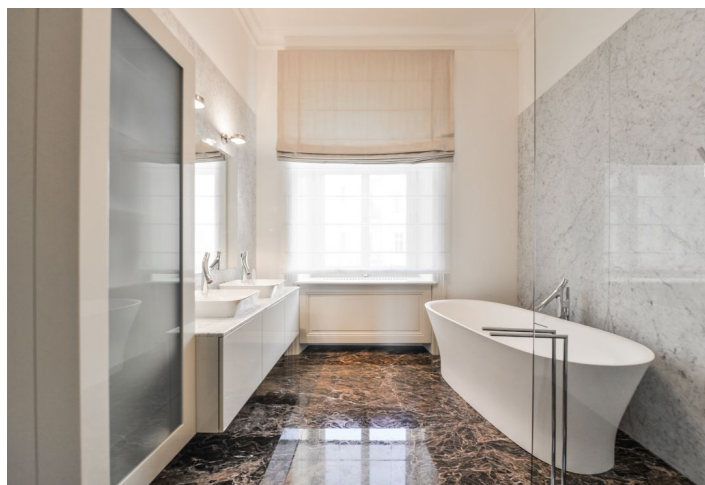




Apartment Two-bedroom (3+kk)

Ask for price

167 m², Praha 5, Smíchov, Janáčkovo nábřeží





Apartment Two-bedroom (3+kk)

Ask for price

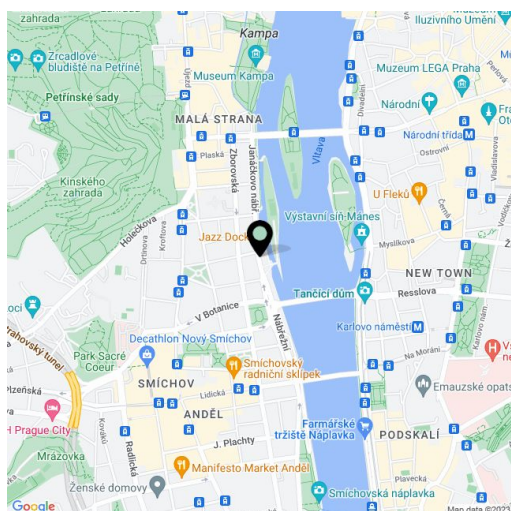
167 m², Praha 5, Smíchov, Janáčkovovo nábřeží

Total area	173 m ²
Floor area*	167 m ²
Balcony	6 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	22786
Available from	Immediately

Top quality, fully renovated 2-bedroom 2-bathroom flat with a balcony on the 2nd floor with a lift of a historic riverfront palace that has undergone a meticulous reconstruction. Centrally located right on the Vltava riverbank, in close vicinity of Kampa Island and the Malá Strana neighborhood. Easily accessible by public transportation, with full amenities within easy reach, convenient to the French School.

The interior features a spacious living room with a dining area and a fully fitted open plan kitchen, a master bedroom with a **fireplace**, a large fitted **walk-in closet**, and an en-suite bathroom (freestanding bathtub, walk-in shower, toilet), a second bedroom with a **balcony** facing the courtyard and an en-suite bathroom (walk-in shower, toilet), a large fitted **walk-in closet**, a guest toilet, and a spacious entrance hall.

Airy rooms, **top standard materials and finishes**, ceiling height of 3.8 m, **hardwood floors**, tiles, air-conditioning, security entry door, Miele appliances, video entry phone, alarm, **cellar**. Building amenities include a **24-hour reception**, a landscaped courtyard garden, and underground garage parking. **Two parking spaces** included. Service charges, reception, and 2 parking spaces CZK 20,000/month. Water, electricity, and gas are billed separately.



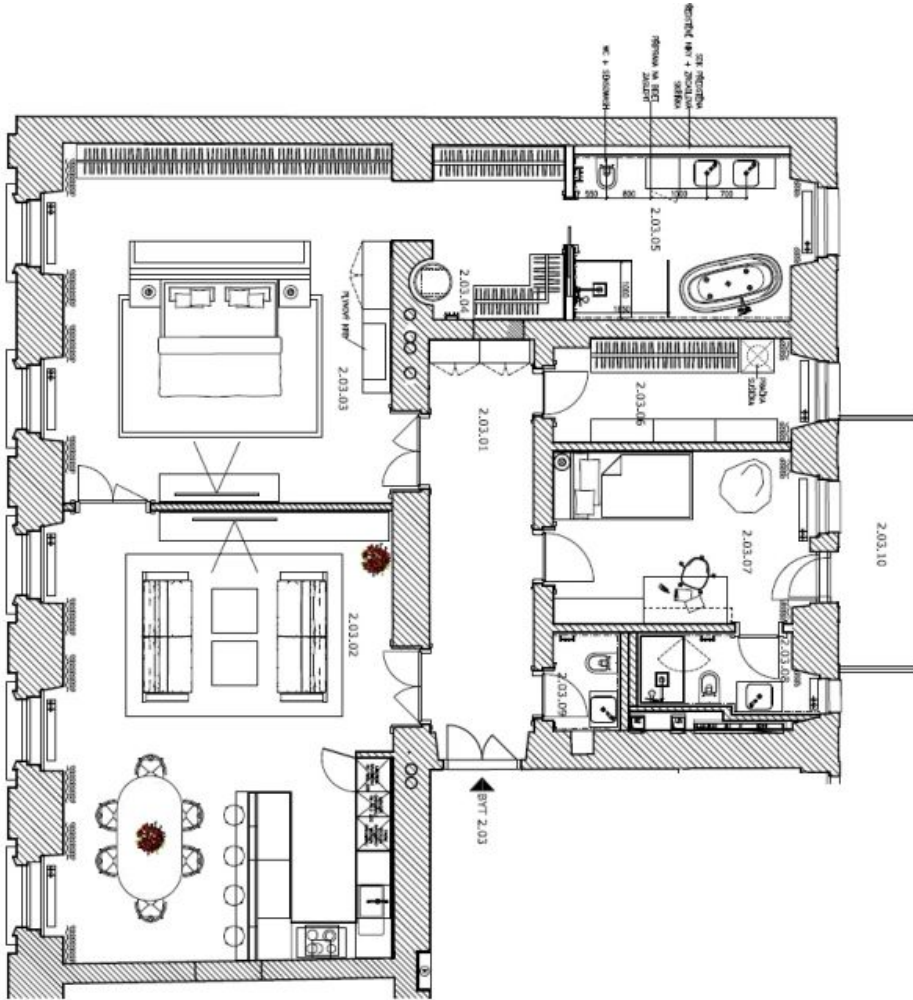
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Two-bedroom (3+kk)

167 m², Praha 5, Smíchov, Janáčkovo nábřeží

Ask for price



POZN.:
VŠECHNÉ NEJASNOSTI NUTNO KONZULTOVAT S ARCHITEKTEM.

TABULKA MÍSTNOSTI					
BYT 2.03					
C.M.	NAZEV	PLOCHA m ²	PLOCHA	POVRCH STĚN STROPŮ	PODLAHA
2.03.01	VSTUPNÍ HALA				
2.03.02	OBÝVACÍ MÍSTO				
2.03.03	KUCHYŇ				
2.03.04	SANNA				
2.03.05	VÝSTŘEŽNÍK				
2.03.06	SANNA				
2.03.07	LOŽNICE				
2.03.08	KORIDOR				
2.03.09	TOILET				
2.03.10	BALKÓN				
CELKOVÁ PLOCHA BYTU 2.03					