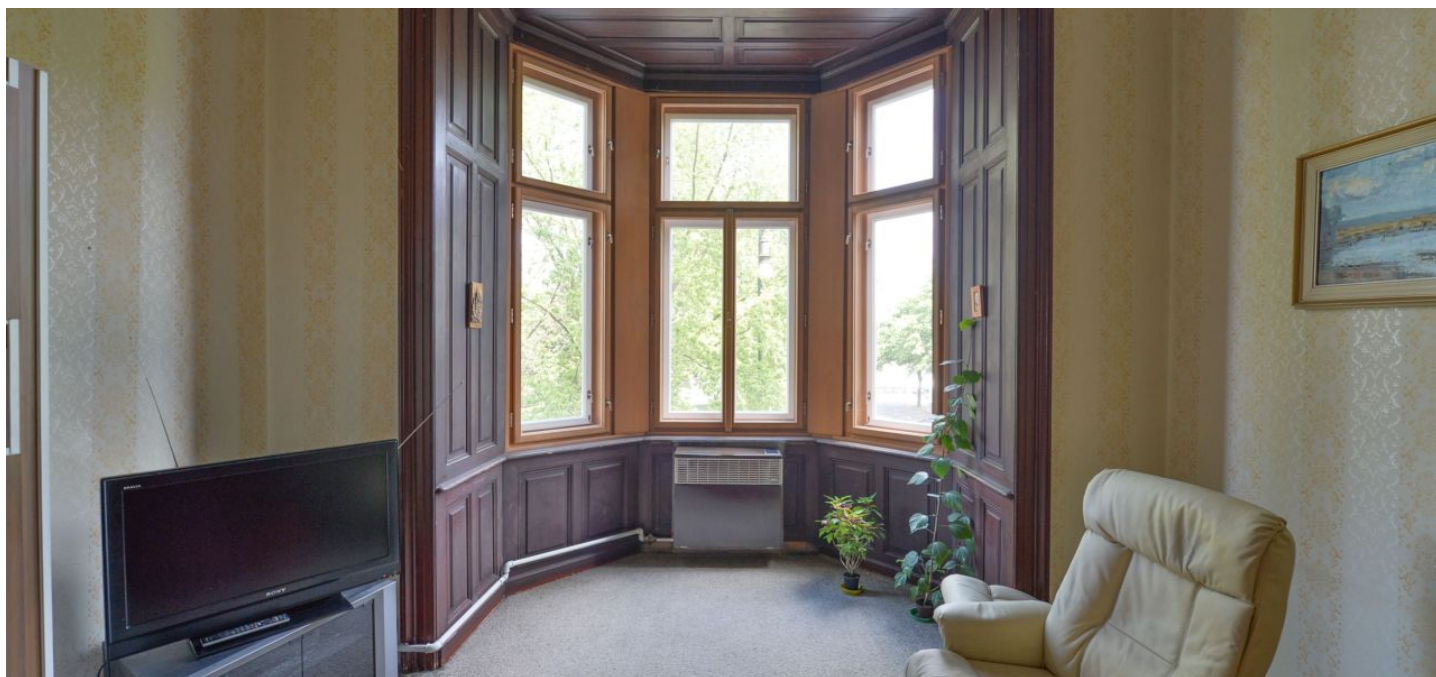




Apartment Two-bedroom (3+1)

Sold

129 m², Prague 5, Smíchov, Janáčkovo nábřeží





Apartment Two-bedroom (3+1)

Sold129 m², Prague 5, Smíchov, Janáčkovo nábřeží

Total area	129 m ²
Parking	-
Cellar	Yes
Service price	6 300 CZK monthly
PENB	G
Reference number	25962

Two-bedroom apartment boasting views of the river, the Mánes exhibition hall and the greenery of Children's Island, situated on the 2nd floor of an Art Nouveau apartment building after a complete reconstruction. Exclusive location of Janáčkovo nábřeží, on the border of Smíchov and Malá Strana and just a few steps from Petřínské sady.

The interior consists of a living room with a bay window, separate kitchen, 2 bedrooms, a bathroom, separate toilet, walk-in closet, pantry and an entrance hall. The kitchen and one of the rooms overlook a quiet courtyard surrounded by greenery, complete with seating.

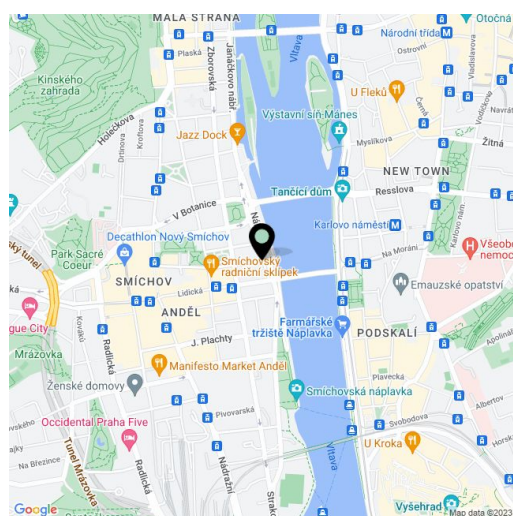
The interior offers high ceilings, large windows, original wooden doors with decorative glazing, wood linings of bay windows, parquet floors, teraco tiles.

The facade of the house was renovated in 2016, incl. **new wooden replicas of the original windows.** The repair of the basement area was recently completed, including replacement of the pipes and the complete distribution system throughout the house. The apartment is intended for complete reconstruction. Possibility to park in the blue zone.

Directly in front of the house there is a bridge leading to Children's Island with sports and leisure attractions and an Italian restaurant. A jazz club is located on the riverbank nearby. The sought-after location is just about a 10 minutes' walk from the Anděl entertainment, shopping and business center, with a metro station and numerous tram and bus connections. The historic Lesser Town with a funicular to **Petřín Hill** and also **Nerudova Street** leading to the **Prague Castle** complex can be reached in 15 minutes by a stroll along the river bank and across Kampa.

Possible to rent a parking space in automatic parking system (CZK 3 500 Kč per month)

Interior 129,4 m².



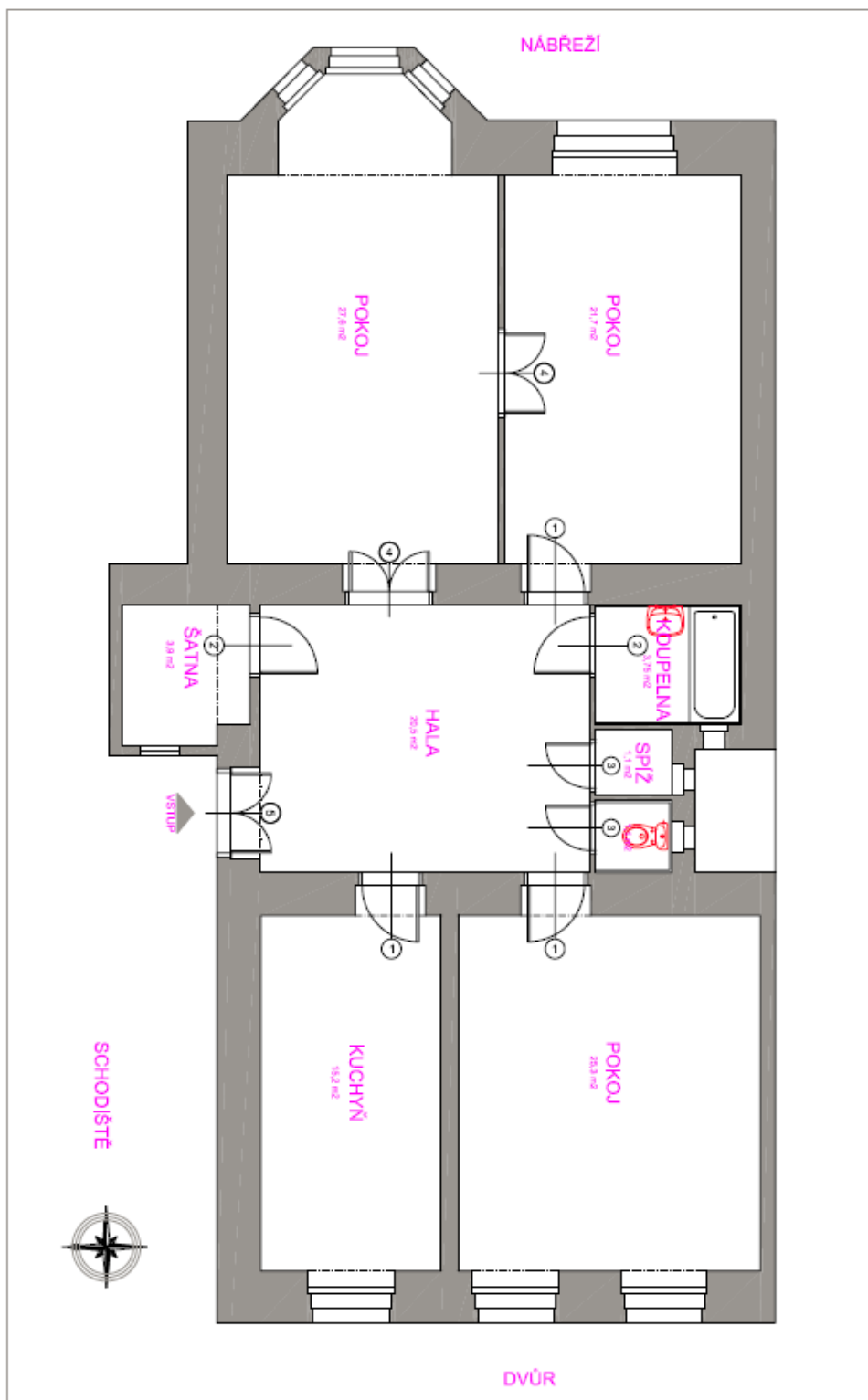
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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