



## Apartment One-bedroom (2+1)

Rented

87 m<sup>2</sup>, Praha 5, Smíchov, Janáčkovo nábřeží





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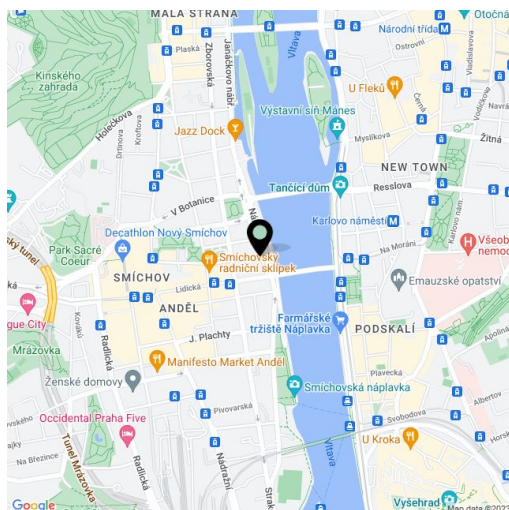
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Total area	90 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	26312
Available from	Immediately

Newly renovated 1-bedroom flat with a balcony situated on the third floor of a beautifully refurbished Art Nouveau building with 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 one bedroom connected to the living room by a large glassed in walk-in closet, a fully fitted eat-in kitchen with balcony facing the courtyard, shower bathroom, a separate toilet, storage room, and a huge entry hall.

Preserved original details, spacious rooms, high ceilings, solid wood parquet floors, tiles, gas boiler, dishwasher. Common building charges and water CZK 600/person/month. Gas and electricity will be transferred to the tenant.



\* 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.