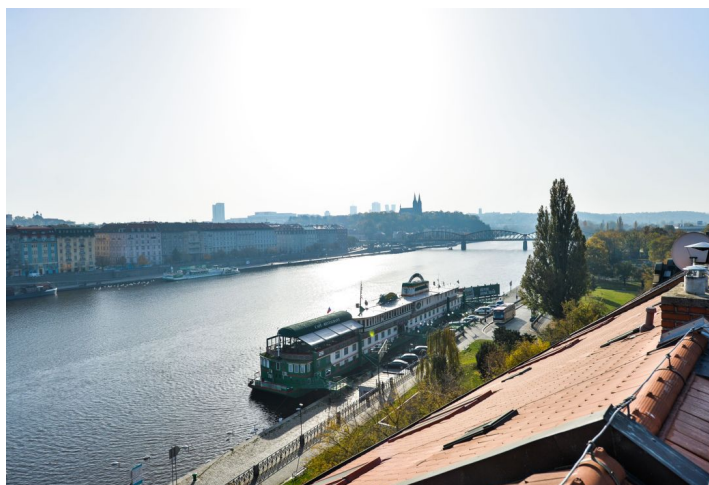




## Apartment Three-bedroom (4+1)

Rented

144 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží





## Apartment Three-bedroom (4+1)

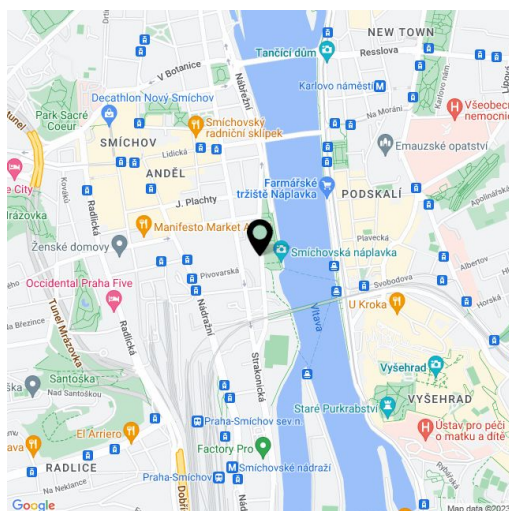
**Rented**144 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží

Total area	192 m <sup>2</sup>
Floor area*	144 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Loggia	13 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	200 EUR Not included
PENB	G
Reference number	27048
Available from	Immediately

Boasting a large roof terrace and wonderful views of the river, Emauzy Monastery and Vyšehrad Castle, this is a spacious 3-bedroom 2-bathroom 3-level attic flat with 3 enclosed balconies. Situated on the fourth floor of a completely renovated Art-nouveau building with lift and common courtyard garden, right on the Vltava riverbank. Location with full amenities within easy reach and with very quick access to the city center, just a short walk from the Nový Smíchov shopping mall and Anděl metro station with multiple tram and bus connections.

The interior includes living room, a fully fitted kitchen, three bedrooms, two bathrooms with sink, bidet and toilet (bath / walk-in shower), three enclosed balconies, a fitted walk-in closet, boiler room, and entry hall.

Solid wood parquet floors, tiles, security entry door, built-in wardrobes and storage, washing machine, dishwasher, cellar. Common building charges and water EUR 200/month. Gas and electricity are billed separately (transfer to the tenant). Interior 144 m<sup>2</sup>, roof terrace 35 m<sup>2</sup>, three enclosed balconies total of 13 m<sup>2</sup>.



\* 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.