



## Apartment One-bedroom (2+1)

Rented

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





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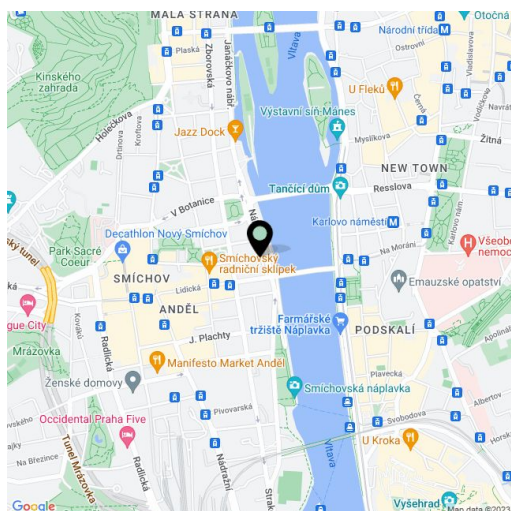
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Total area	113 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Underground garage parking.
Garage	Yes
Cellar	Yes
PENB	D
Reference number	27076
Available from	Immediately

Boasting a wonderful location on the Vltava riverbank, this air-conditioned 1-bedroom 2-bathroom apartment with a balcony has been renovated to a high standard. Situated on the second floor of a meticulously renovated Neoclassical residential building with preserved original details, a lift, parking, reception, and camera system. Centrally located right across the river from the National Theater, within walking distance of Malá Strana, Kampa Island, Old Town and numerous historic sights. Quick access to the Prague Castle complex, the Anděl commercial center, and the French School.

The interior features a living room and a fully fitted eat-in kitchen, both facing the river, one bedroom with a balcony facing the well-kept green courtyard, two bathrooms with heated floors (walk-in shower / bath, toilet), two utility rooms, and an entrance hall with a built-in wardrobe.

High ceilings, solid wood parquet floors, renovated original windows and doors, Miele appliances, dishwasher, induction cooktop, satellite connection, video entry phone, alarm, cellar. One garage parking space included. Service charges, water and heating CZK 10,000 per month. Electricity is billed separately (transfer 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.