



## Apartment Two-bedroom (3+kk)

Rented

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





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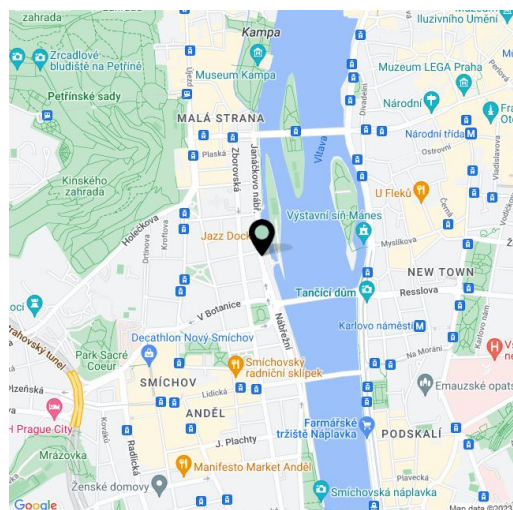
**Rented**96 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	99 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	29087
Available from	Immediately

This renovated 2-bedroom flat with 2 balconies is situated on the fourth floor of a completely refurbished Art Nouveau building with a lift and grand entrance areas. Located in Smíchov, Prague 5, right on the Vltava riverbank, in an area with quick tram connections to the city center, and within walking distance of Nový Smíchov commercial and entertainment center and Anděl metro station.

The interior includes a living room with a fully integrated kitchen and balcony facing the courtyard, and two bedrooms - one with a balcony with a partial view of the Vltava river and Emauzy Monastery. There is bathroom with bathtub with a shower screen, a separate toilet, storage room, and a large central entrance hall.

High ceilings, solid wood parquet floors, tiles, security entry door, gas boiler, washing machine, dishwasher, plate warmer, TV and Internet points in all main rooms, chip entry to the building. Service charges and utilities 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.