



Apartment Four-bedroom (5+1)

Rented

218 m², Praha 5, Smíchov, Janáčkovo nábřeží





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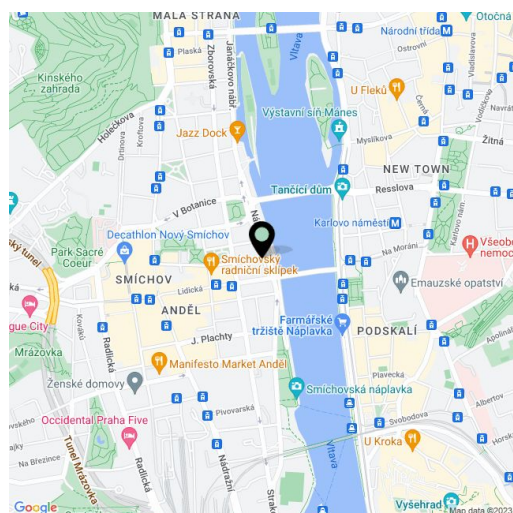
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Total area	230 m ²
Floor area*	218 m ²
Loggia	12 m ²
Parking	Garage parking nearby is available.
Garage	Yes
Cellar	Yes
Service price	Service charges and utilities are approx. CZK 8,000 per month.
PENB	G
Reference number	31211
Available from	Immediately

Boasting an enviable location on the Vltava riverbank, this attractive, top quality, unfurnished 4-bedroom 3-bathroom apartment with a sauna and an enclosed balcony is situated on the third floor of a fully restored traditional corner building with an elevator and preserved original features. Centrally located right across the river from Žofín Island and the National Theater, within walking distance of the city center, Malá Strana, Kampa Island, the Old Town, and numerous historic sights. Quick access to the Prague Castle, Anděl commercial center, French School, and the Park Lane international school.

Designed by the Czech architect Ivo Bartoněk, this spacious apartment boasts a unique mixture of original architectural details and modern features. The interior includes a comfortable living room with a dining area, a fully fitted kitchen, four bedrooms, three bathrooms, an infrared **sauna**, an **enclosed balcony** facing the courtyard, a large **walk-in closet**, and an entrance hall. Two bedrooms have built-in loft beds.

High standard finishes, airy rooms, air conditioning, fireplace, high ceilings, **hardwood floors**, built-in wardrobes, storage and upholstered benches, **smart home control system** (USB, WiFi), **moss wall**, clever lighting, curtains, high quality kitchen appliances, alarm, UPC cable TV connection, **cellar**. Garage parking can be arranged next door at an additional fee. Available from May 1st, 2019. The apartment is **unfurnished**.



* 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.

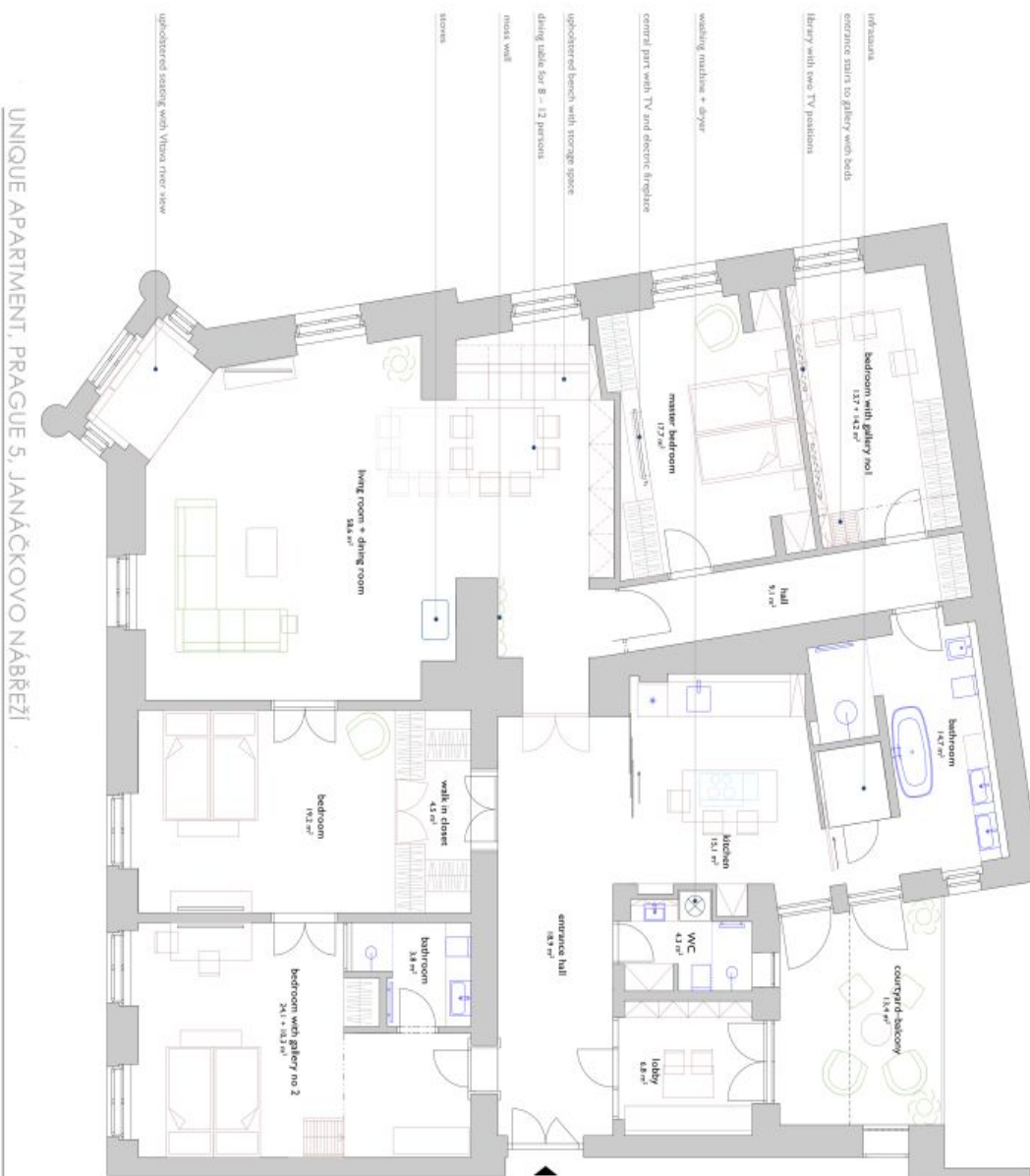


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JN



UNIQUE APARTMENT, PRAQUE 5, JANÁČKOVO NÁBŘEŽÍ

GROUND PLAN

scale 1:75