



## Apartment Studio (1+1)

Rented

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





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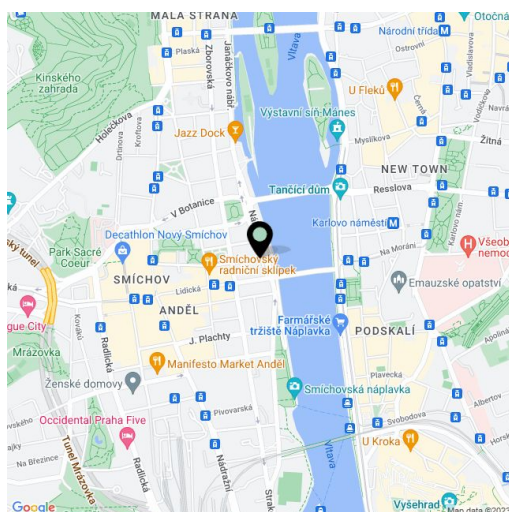
**Rented**55 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	55 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	33854
Available from	Immediately

Boasting a wonderful location on the Vltava riverbank, this is a high standard, completely newly refurbished and furnished designer studio apartment with preserved original details. Set on the first floor of a well kept traditional building with no lift, centrally located within walking distance of Malá Strana, the Kampa Island and the Old Town. Highly desirable residential area with quick access to the Prague Castle, the Anděl commercial center and metro station, and the French School.

The interior features a comfortable corner living room with a sleeping area, a study corner, a built-in sleeping gallery and beautiful views of the river and the riverbank greenery, a fully fitted eat-in kitchen, a bathroom including a walk-in shower and a toilet, and an entrance hall. There is large storage space under the kitchen ceiling.

Quality equipment and furnishings, plenty of built-in wardrobes and storage, high ceilings, large windows, **solid wood parquet floors**, large format tiles, security entry door, blackout drapes, electric heating, dimmable light fixtures, washing machine, dishwasher, induction cooktop, basic kitchenware, TV, WiFi, UPC cable, alarm, **cellar**. Service charges CZK 1.500 monthly. Electricity is billed separately. Available from March 1, 2022.



\* 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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