



## Apartment Two-bedroom (3+kk)

Sold

87.27 m<sup>2</sup>, Prague 5, Malá Strana, Janáčkovo nábřeží





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Total area	87 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	7 956 CZK monthly
PENB	G
Reference number	35705

This refined, bright apartment with high ceilings, preserved original craftsmanship, and beautiful views of the treetops, the river, and the National Theater beyond, is located on the 1st floor of a Neo-Renaissance apartment building from 1878 built according to the designs of architect Alois Filčík at a prestigious address on the Janáček Embankment.

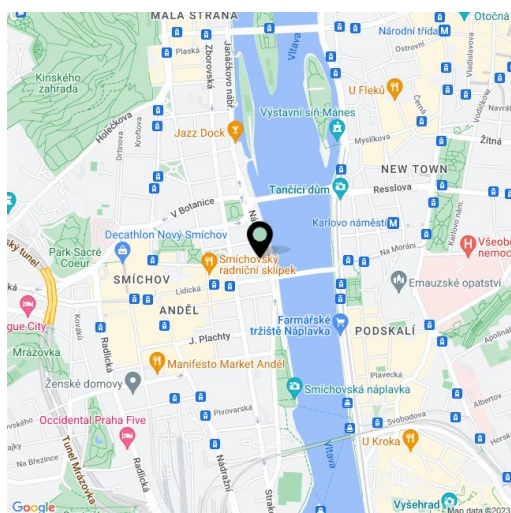
The current layout consists of a large living room, a separate kitchen (unfurnished), a bedroom, a bathroom, and an entrance hall. In the living space, it is possible to create an open plan kitchen or partition it to create another bedroom. In the hall, there is enough space to build a dressing room or to extend the bathroom. The unit can be used as an apartment or as an office.

The elegance of the interior is complemented by **wooden casement windows**, original **parquet floors** in a Viennese pattern, and solid wood coffered doors. The bathroom is equipped with modern sanitary ware. The apartment comes with a **garage parking space in an automated parking system**.

The **attractive location** of the Janáček Embankment, where the cultural elite of the 19th and 20th centuries used to lived, is located within walking distance of the city center. It offers a complete range of services and plenty of greenery, especially on the **Střelecký, Dětský, and Kampa islands** or the **Petřínské sady Garden**. Cafes, restaurants, famous ice cream parlors, grocery stores, a post office, and a high school are nearby. Tram stops are not far from the building; the ride to the Anděl or Národní třída metro stations (line B) takes about 5 minutes. The building's main entrance is guarded by a **reception**.

Interior 87.27 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



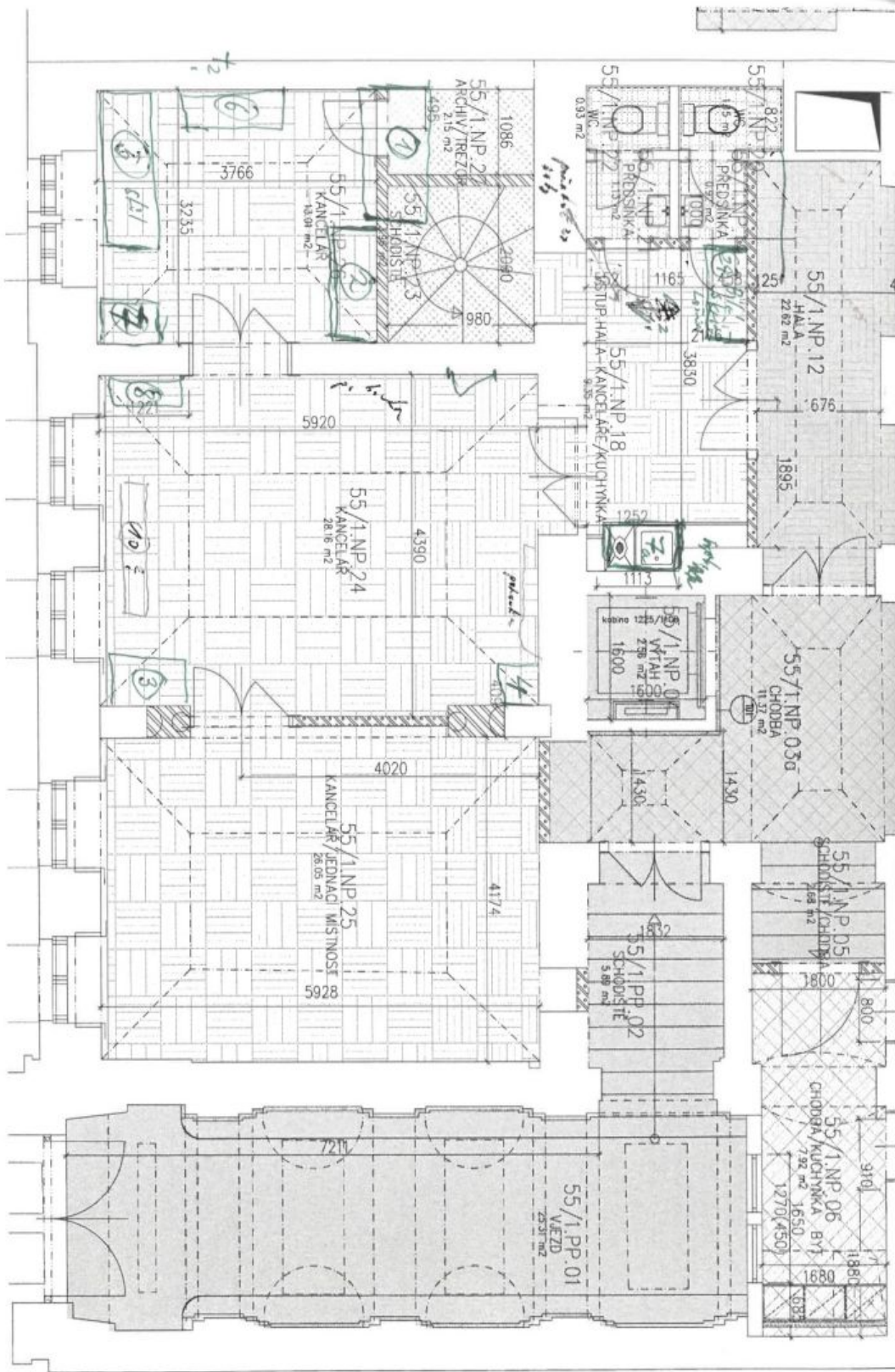
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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