



## Apartment Two-bedroom (3+1)

Rented

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





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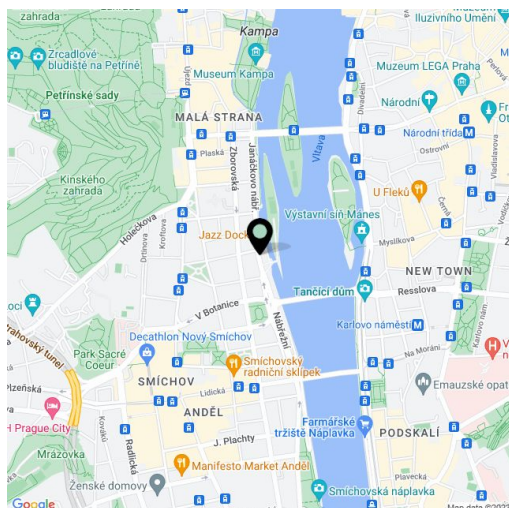
107 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

|                  |   |
|------------------|---|
| Total area       | 107 m <sup>2</sup>  |
| Parking          | -   |
| Cellar           | -   |
| Service price    | Service charges and water deposit: CZK 650/person/month. Gas and electricity will be transferred to the tenant. |
| PENB             | G   |
| Reference number | 36196   |
| Available from   | Immediately   |

This completely newly refurbished, semi furnished 2-bedroom apartment is situated on the first floor of a renovated Art Nouveau building with an elevator and a grand entrance. Located on a quiet street right on the Vltava riverbank, with quick tram connections to the city center, and within walking distance of the Nový Smíchov commercial and entertainment center and the Anděl metro station.

The interior features a living room with a dining area and bay windows, a fully fitted kitchen with bay windows, plus two bedrooms - one with bay windows and views of the Vltava River, the Emauzy Monastery, the Mánes Gallery and the Dancing House. There is a bathroom incl. a bathtub and a toilet, a storage room, an additional separate toilet, and an entrance hall with built-in wardrobes.

Preserved original architectural details, high ceilings, large windows, solid wood parquet floors, tiles, linoleum, built-in storage, new independent gas boiler, washing machine, dishwasher.



\* 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.