



Apartment Three-bedroom (4+kk)

Ask for price

198 m², Praha 5, Malá Strana, Janáčkovo nábřeží





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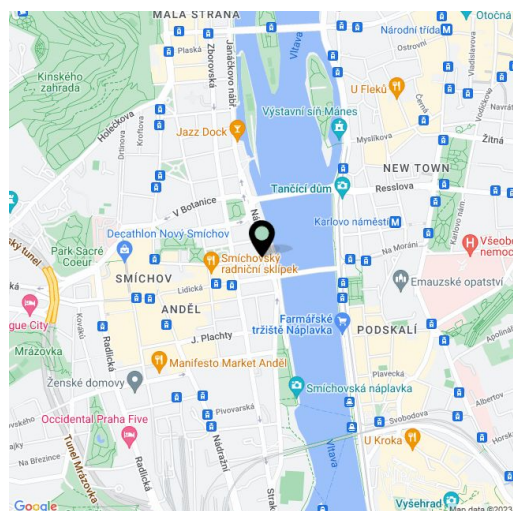
198 m², Praha 5, Malá Strana, Janáčkovo nábřeží

Total area	202 m ²
Floor area*	198 m ²
Balcony	4 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36507
Available from	Immediately

High standard riverfront apartment with parking and beautiful views of the Vltava River and the National Theater. This completely newly refurbished 3-bedroom 2-bathroom apartment with a balcony is situated on the second floor of a late 19th century apartment building that has undergone a meticulous renovation, benefiting from a 24/7 reception, security, camera system, a swimming pool, a sauna, a gym, underground parking, a lift and a landscaped courtyard garden. Centrally located in a tree lined street right on the Vltava riverbank, within walking distance of the Kampa Island, Petřín Hill Park, Malá Strana (Lesser Town) and Old Town. The neighborhood has easy access to the Prague Castle, the Anděl commercial center and metro station, and the French School.

The airy interior features a comfortable living room with a dining space and a fully fitted open plan kitchen, 3 bedrooms - one with **balcony** access, 2 bathrooms, a utility room, an additional separate toilet, and an open entrance hall.

Smart home control and security system, quality equipment and finishes, **oak floors**, large format tiling, security entry door, built-in wardrobes, high ceilings, large triple glazed windows, automatic roller blinds, gas boiler, ceiling cooling and heating, washer, dryer, **SieMatic** kitchen with **Miele** appliances, induction cooktop, dishwasher, microwave oven, video entry phone, WiFi, **cellar**, chip entry, charging station for electric cars. A **garage parking** space is available at CZK 10,000/month + VAT. Deposit for service charges and water consumption: CZK 70/m²/month. Gas and electricity are billed separately.



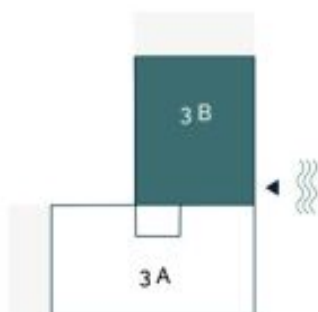
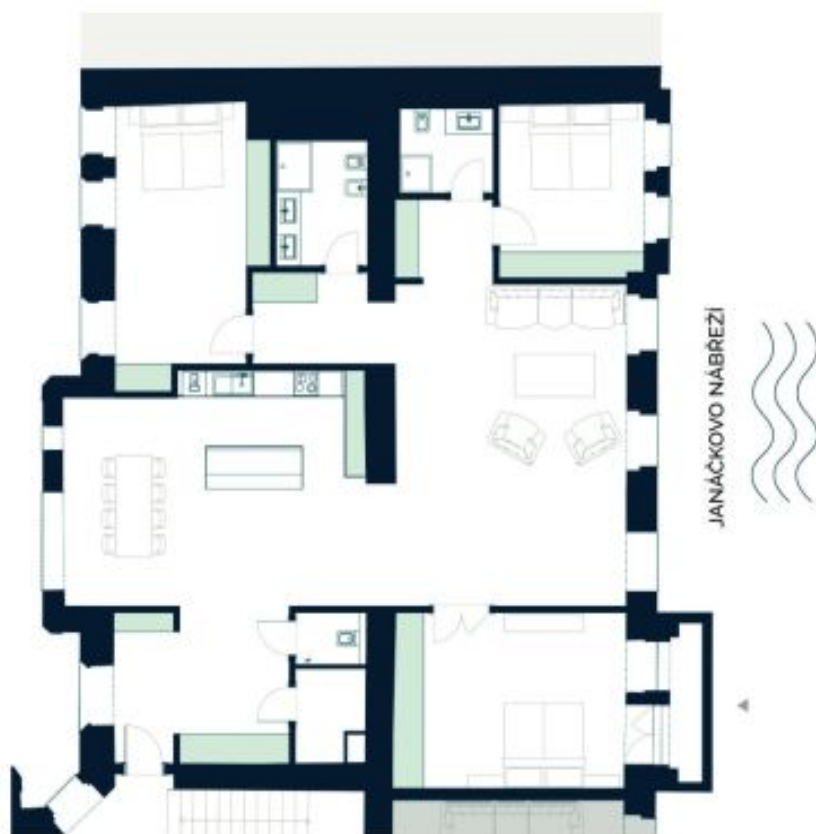
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Total area	202 m ²
Entrance hall	16 m ²
Technical room	4 m ²
WC	2 m ²
Kitchen + dining room	43 m ²
Living room	45 m ²
Bedroom	25 m ²
Hall	7 m ²
Bedroom	24 m ²
Bathroom	7 m ²
Hall	4 m ²
Bedroom	16 m ²
Bathroom	5 m ²
Balcony	4 m ²