



## Apartment Two-bedroom (3+kk)

Rented

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





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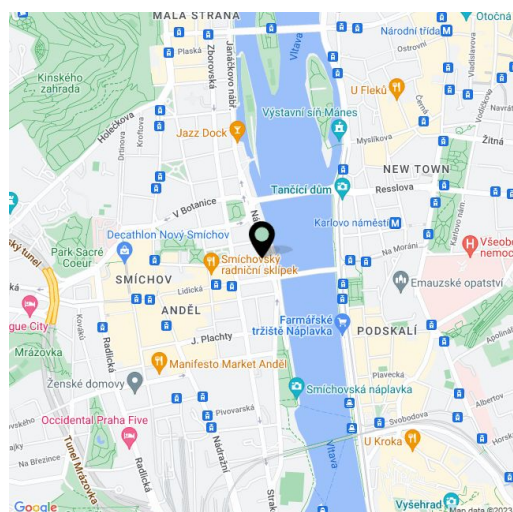
119 m<sup>2</sup>, Prague 5, Malá Strana, Janáčkovo nábřeží

Total area	119 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for service charges and water consumption: CZK 98/m <sup>2</sup> /month. Gas and electricity are billed separately.
PENB	A
Reference number	36508
Available from	Immediately

**High standard riverfront apartment with parking. This refurbished 2-bedroom 2-bathroom apartment is situated on the first 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 interior features a corner living room with a dining space and a fully fitted open plan kitchen, 2 bedrooms, 2 bathrooms, a utility room, an additional separate toilet, and an 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.



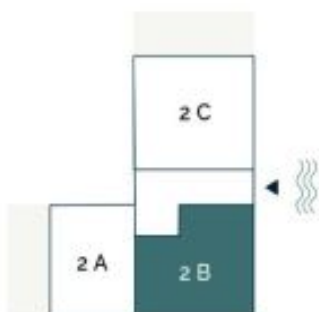
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Total area	119 m <sup>2</sup>
Entrance hall	11 m <sup>2</sup>
Technical room	3 m <sup>2</sup>
WC	1 m <sup>2</sup>
Bathroom	5 m <sup>2</sup>
Bedroom	23 m <sup>2</sup>
Living room + kitchen	58 m <sup>2</sup>
Bedroom	14 m <sup>2</sup>
Bathroom	4 m <sup>2</sup>