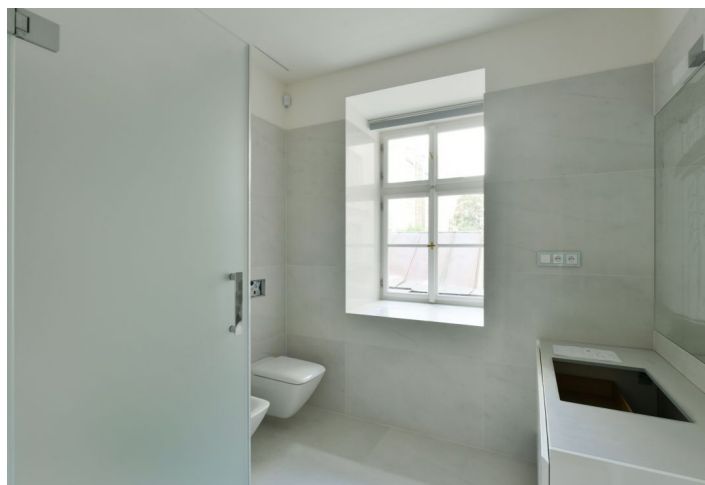




## Apartment One-bedroom (2+kk)

Ask for price

93 m<sup>2</sup>, Praha 5, Malá Strana, Janáčkovo nábřeží





## Apartment One-bedroom (2+kk)

Ask for price

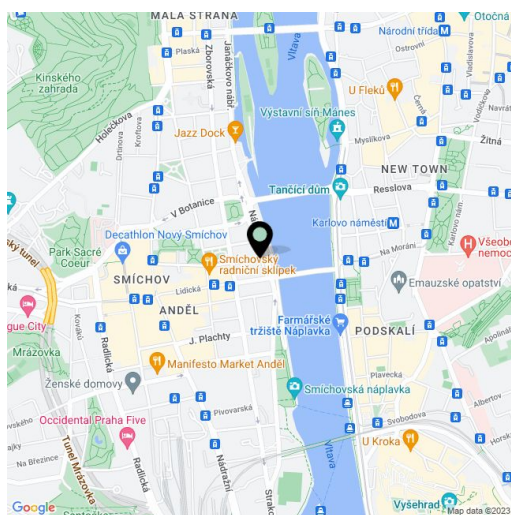
93 m<sup>2</sup>, Praha 5, Malá Strana, Janáčkovo nábřeží

Total area	93 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36509
Available from	Immediately

**High quality riverfront apartment with parking.** This completely newly refurbished 1-bedroom 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 living room with a dining space and a fully fitted open plan kitchen, one bedroom, a bathroom, a utility room, 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. Deposit for service charges and water consumption: CZK 70/m<sup>2</sup>/month. Gas and electricity are billed separately.



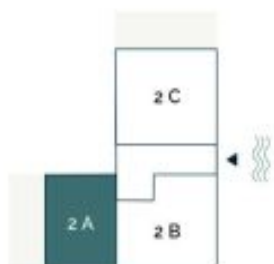
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment One-bedroom (2+kk)

Ask for price

93 m<sup>2</sup>, Praha 5, Malá Strana, Janáčkovo nábřeží



Total area	93 m <sup>2</sup>
Entrance hall	12 m <sup>2</sup>
Living room + kitchen	52 m <sup>2</sup>
Technical room	2 m <sup>2</sup>
Bathroom	8 m <sup>2</sup>
Bedroom	20 m <sup>2</sup>