



## Apartment Three-bedroom (4+1)

Rented

113 m², Prague 5, Smíchov, Janáčkovo nábreží





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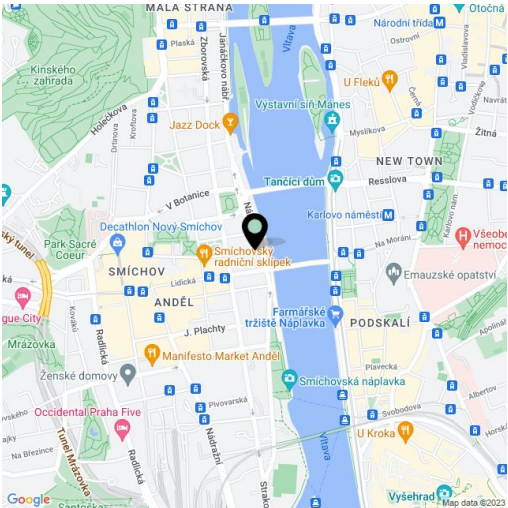
113 m², Prague 5, Smíchov, Janáčkovo nábřeží

Total area	116 m²
Floor area*	113 m²
Balcony	3 m²
Parking	Garage parking can be arranged nearby.
Garage	Yes
Cellar	-
PENB	G
Reference number	37509
Available from	Immediately

This is a renovated 3-bedroom apartment with 2 balconies on the second floor of a completely refurbished Art Nouveau building with a lift and grand entrance areas. Located in Smíchov, Prague 5, right on the Vltava riverbank, in an area 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 offers a living room with, a fully fitted eat-in kitchen, and 3 bedrooms - two of them with balcony access. There is a bathroom including a bathtub with a shower screen, a separate toilet, a walk-in closet / storage room, and an entrance hall with a built-in wardrobe. One balcony boasts views of the Vltava river and the Emauz Monastery.

Preserved original details, high ceilings, large windows, original solid wood parquet floors, vinyl flooring, tiles, security entry door, gas boiler, washing machine, dishwasher, microwave oven, chip entry to the building. **Garage parking** is available in a neighboring street at an additional fee. Service charges and water bills: CZK 750/person/month. Gas and electricity will be transferred to the tenant.



\* 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.