



Apartment Two-bedroom (3+1)

Rented

104 m², Prague 5, Smíchov, Janáčkovo nábřeží





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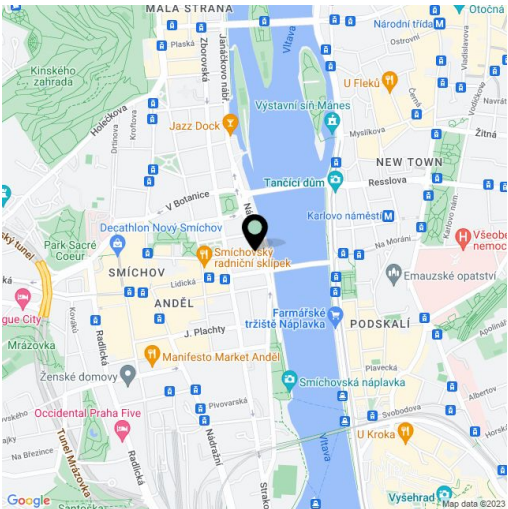
104 m², Prague 5, Smíchov, Janáčkovo nábřeží

Total area	104 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	37567
Available from	Immediately

Boasting a wonderful location on the Vltava riverbank, this is a semi furnished 2-bedroom 2-bathroom split-level attic apartment on the fifth floor of a meticulously restored Neo-Baroque building with a lift, preserved original features and a cozy inner courtyard with a fountain. Centrally located right across the river from the National Theater, within walking distance of Malá Strana, the Kampa Island, the Old Town and numerous historic sights. Quick access to the Prague Castle, Anděl commercial center, and the French School.

The lower level of the apartment features a fully fitted kitchen, a living room with a dining area, a bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, bidet, toilet), and an entrance hall. The upper floor includes an open bedroom with a **walk-in closet** and a second bathroom (bathtub, bidet, toilet).

Preserved original details, **solid wood parquet floors**, tiles, gas boiler, air-conditioning unit, washing machine, dishwasher, microwave oven, TV, **cellar**. Monthly deposit for service charges CZK 3.000 per month. Utilities 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.