



## Apartment Two-bedroom (3+1)

Rented

112 m<sup>2</sup>, Praha 5, Smíchov, Janáčkovo nábřeží





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Total area	114 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-

**Service price** Service charges and water deposit: CZK 690/person/month. Gas and electricity will be transferred to the tenant.

**PENB** G

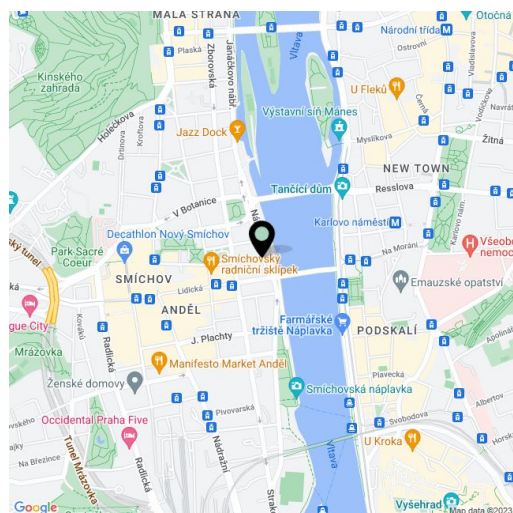
**Reference number** 37593

**Available from** Immediately

Boasting a balcony and beautiful views of the Vltava River, the Emauzy Monastery, the National Theater, the Mánes Gallery and the Dancing House, this refurbished 2-bedroom apartment is situated on the 4th floor of a renovated Art Nouveau building with a lift and a grand entrance. Located on a quiet street right on the Vltava riverbank, 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 features a fully fitted kitchen with a dining area, a living room, plus two bedrooms - one with a **balcony**. There is a shower room, a separate toilet, and a large central entrance hall with built-in wardrobes and storage.

**Preserved original architectural details**, high ceilings, large windows, bay windows, **solid wood parquet floors**, carpets, tiles, blinds, gas boiler, washing machine, dishwasher.



\* 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.