



## Apartment Two-bedroom (3+1)

Rented

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





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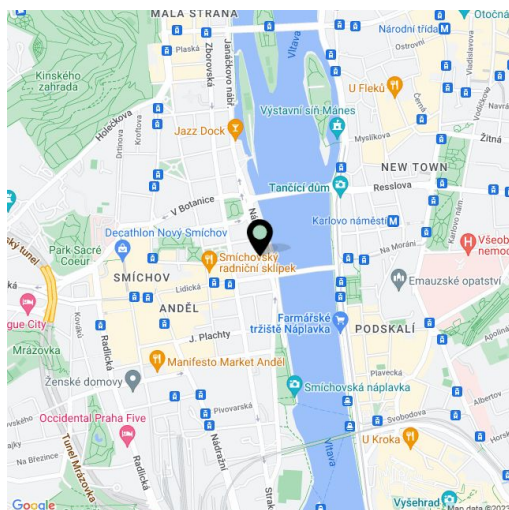
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Total area	105 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	37662
Available from	Immediately

**Fully refurbished riverfront apartment. This is a 2-bedroom unfurnished apartment with a balcony and outstanding unobstructed views up and down the Vltava river incl. the National Theater and the Dancing Building. Situated on the second floor in a completely renovated traditional building from 1910, with a lift, on the border of Prague 1 and 5. Located 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 apartment features a living room and an **air-conditioned** master bedroom with a **balcony** both facing the river, and a fully fitted eat-in kitchen and a second bedroom both facing the courtyard. There is a bathroom including a bathtub with a shower screen, a separate toilet, a storage room, and a spacious central entrance hall.

High standard finishes, meticulously preserved original details, **hardwood floors**, tiles, soundproof windows, electric heating, washer, dishwasher, microwave oven. Monthly deposit for common building charges and water CZK 1,250 for one person. 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.



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