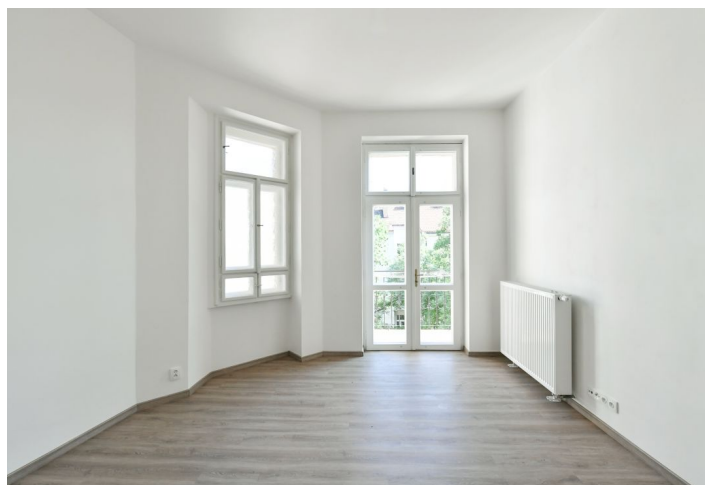
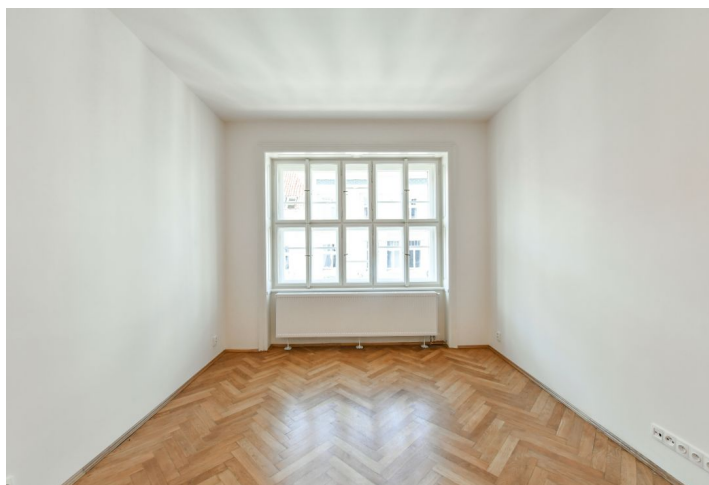




## Apartment Two-bedroom (3+kk)

Rented

90 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží





## Apartment Two-bedroom (3+kk)

Rented

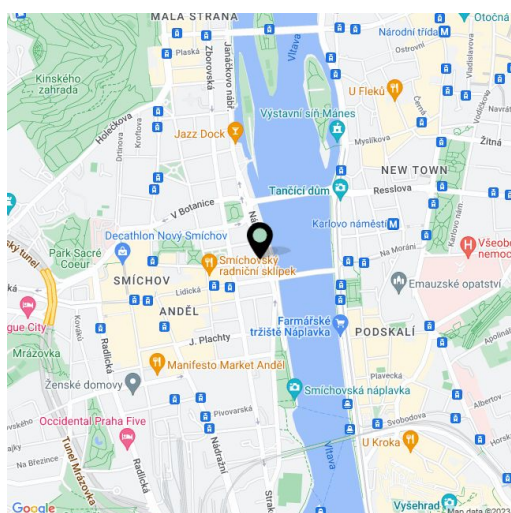
90 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	92 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Services and water: CZK 850/person/month. Gas and electricity will be transferred to the tenant.
PENB	Not required
Reference number	39371
Available from	Immediately

This refurbished apartment with a balcony and views of the river and the Dancing House, situated on the 4th floor of a renovated Art Nouveau building with an elevator and a grand entrance is 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 Anděl metro station.

The interior features a living room with a dining area and a fully fitted kitchen, two bedrooms - one with a **balcony** facing the green courtyard, a bathroom with a bathtub, a separate toilet, a storage room, and an entrance hall.

**Preserved original architectural details**, high ceilings, large windows, **hardwood parquet floors**, laminate floors, linoleum, tiles, blinds, gas boiler, new kitchen, 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.