



## Apartment Two-bedroom (3+1)

Sold

105.58 m<sup>2</sup>, Prague 5, Malá Strana, Janáčkovo nábřeží





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Total area	111 m <sup>2</sup>
Floor area*	106 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking space in the building
Cellar	Yes
PENB	D
Reference number	39968

This traditional city apartment with high ceilings, bright rooms, two balconies, and a garage is located on the 1st floor of a completely renovated building from the late 19th century with an elevator and elegant common areas. An excellent address on the Janáčkovo Embankment near Petřínské Sady Garden, Kampa Island, or the National Theater.

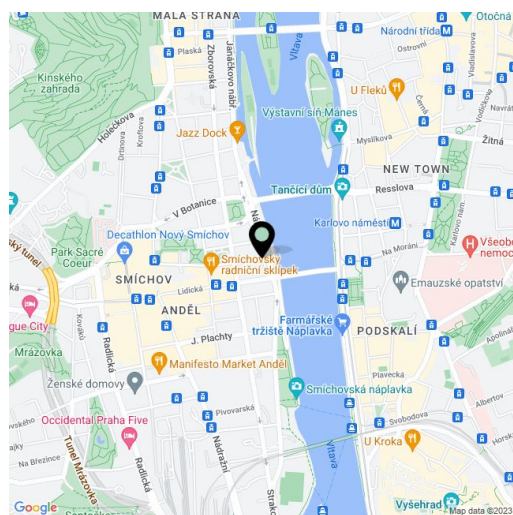
The spacious living room with an **east-facing balcony** offers views of the **rich greenery** by the Vltava embankment. There are also 2 bedrooms in the apartment, one of which has a **west-facing balcony towards the courtyard** with a **landscaped garden**, a kitchen with a built-in pantry, an entrance hall, 2 separate bathrooms, and a closet.

The interior has been carefully reconstructed and has retained its original nobility. Facilities include **refurbished castle parquet floors, stucco decorations** on the ceilings, and original interior doors decorated with **etched glass**. Large casement windows let in plenty of light. The apartment is secured by an alarm system and there is a **24-hour security service** in the building. The unit comes with a **storage space** in the basement and a **parking space in the underground garage**.

In addition to the possibility of living in an architecturally significant block of houses in Neo-Renaissance and Art Nouveau styles, the attractive location of Janáčkovo embankment also provides proximity to everything you need, easy access by car and public transport, walking distance to the city center, and plenty of opportunities to stroll around the surrounding **beautiful parks**. Within walking distance is a kindergarten and elementary school and 2 high schools (1 directly by the building), the **Švandovo and National Theaters**, galleries, restaurants, cafes, and medical services.

Interior 105.58 m<sup>2</sup>, balconies 3.73 m<sup>2</sup> and 1.52 m<sup>2</sup>, cellar 2.29 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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Plánek bytu

