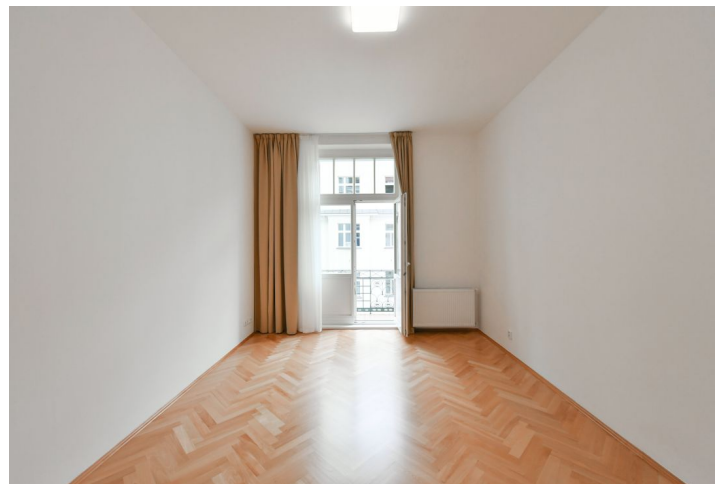




## Apartment Two-bedroom (3+1)

Rented

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





## Apartment Two-bedroom (3+1)

Rented

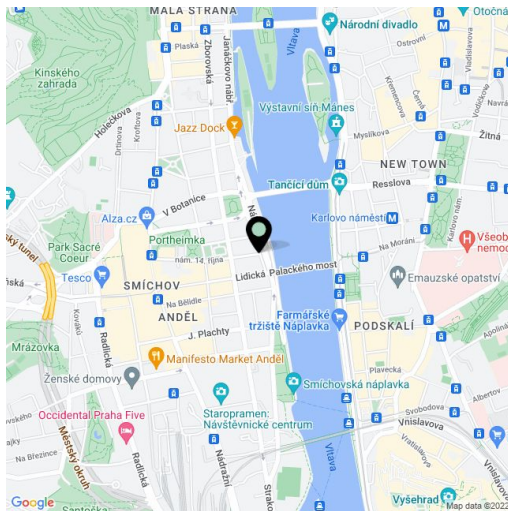
95 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	99 m <sup>2</sup>
Floor area	95 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking can be arranged nearby.
Garage	Yes
PENB	G
Reference number	39993

This is a renovated 2-bedroom apartment with 2 balconies on the third floor of a completely refurbished Art Nouveau building with a lift and grand entrance areas. Located in Smíchov, Prague 5, right on the Vltava riverbank, in an area 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 offers a living room, a fully fitted eat-in kitchen, and 2 bedrooms - each of them with **balcony** access. There is a bathroom including a bathtub with a shower screen, a separate toilet, a storage room, and an entrance hall. One balcony boasts views of the Vltava river and the Emauzy Monastery.

Preserved original details, high ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, gas boiler, washing machine, dishwasher, microwave oven, chip entry to the building. **Garage parking** is available in a neighboring street at an additional fee. Service charges and water bills: CZK 750/person/month. Gas and electricity will be transferred to the tenant.





## Apartment Two-bedroom (3+1)

Rented

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

