



## Apartment Three-bedroom (4+1)

Rented

143 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží





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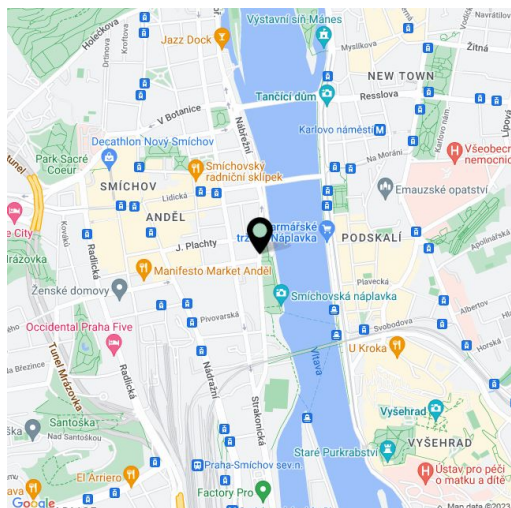
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Total area	194 m <sup>2</sup>
Floor area*	143 m <sup>2</sup>
Terrace	51 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	8723
Available from	Immediately

**Fully reconstructed unfurnished 3-bedroom 2-bathroom split-level attic flat with a roof terrace, loggia and two balconies. Situated on the fourth floor of a completely renovated Art-nouveau building with a lift on the Vltava riverbank, just a short walk from the Nový Smíchov shopping mall and Anděl metro station.**

The lower level includes a fully fitted kitchen with access to the loggia, living room, entry hall, one bedroom with a niche suitable for a study area, and shower bathroom with sink, bidet and toilet. Upstairs are two more bedrooms, each with a balcony, bathroom with bath tub, sink, bidet and toilet, and access to the roof terrace providing views of the Vltava river and the Vyšehrad Castle.

Solid wood parquet floors, security entry door, washer, dishwasher, built-in storage, gas boiler, satellite reception, audio entry phone. Common building charges CZK 4,500/month. 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.