

## Apartment Three-bedroom (4+kk)

€ 6 325 | CZK 157 900

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

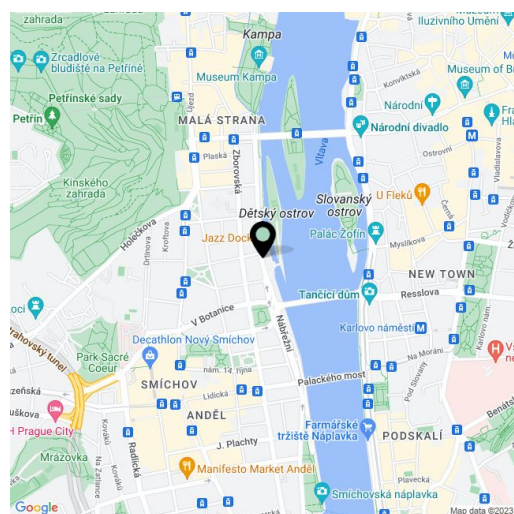


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Total area	250 m²
Floor area*	248 m²
Balcony	2 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 22,500. Electricity is billed separately.
PENB	G
Reference number	103236
Available from	Immediately



**High-standard riverfront apartment with parking. This completely refurbished unfurnished apartment with 2 balconies and 3 bathrooms is situated on the 2nd floor of a historic apartment building that has been meticulously renovated, and offers a sauna, 24/7 security, camera system, and an elevator. Centrally located on a tree-lined street right on the Vltava riverbank, within walking distance of Kampa Island, Petřín Hill Park, Malá Strana (Lesser Town), and Old Town. The neighborhood has easy access to the Prague Castle, the Anděl commercial center and metro station, and the French School.**

The interior features a living room with a fully fitted open plan kitchen, dining area, and **2 balconies**, 3 bedrooms with en-suite bathrooms (2x walk-in shower, bidet, toilet/1x walk-in shower, toilet), a utility room, a guest toilet, a spacious hall, and an entrance hall with built-in wardrobes.

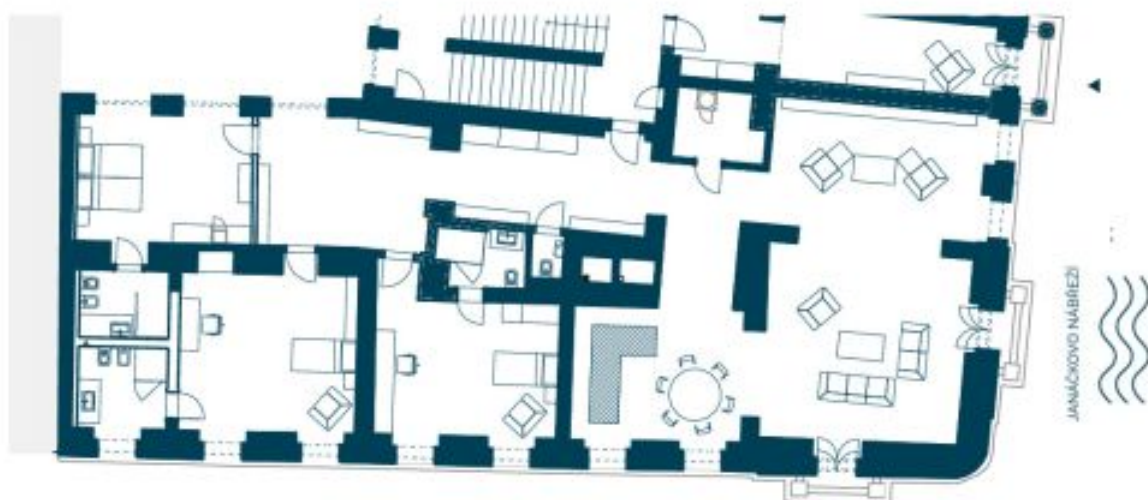
**Air-conditioning, oak parquet floors, large-format tiles, high vaulted ceilings, security entry door, built-in wardrobes in one bedroom, roller blinds, washer, dryer, dishwasher, induction cooktop, microwave oven, video entry phone, cellar, charger for electric cars. A garage parking space is available at CZK 10,000/month + VAT.**

\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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Celková výměra bytu	250 m <sup>2</sup>
Předsiň	53 m <sup>2</sup>
Obývací pokoj	69 m <sup>2</sup>
Kuchyň + jídelna	22 m <sup>2</sup>
Pokoj	26 m <sup>2</sup>
Koupelna + WC	6 m <sup>2</sup>
Pokoj	29 m <sup>2</sup>
Koupelna + WC	8 m <sup>2</sup>
Pokoj	22 m <sup>2</sup>
Koupelna + WC	6 m <sup>2</sup>
WC	1 m <sup>2</sup>
Technická místnost	8 m <sup>2</sup>
Balkon 1	1 m <sup>2</sup>
Balkon 2	1 m <sup>2</sup>