

Apartment Four-bedroom (5+kk)

Rented

210 m², Prague 5, Malá Strana, Janáčkovo nábřeží



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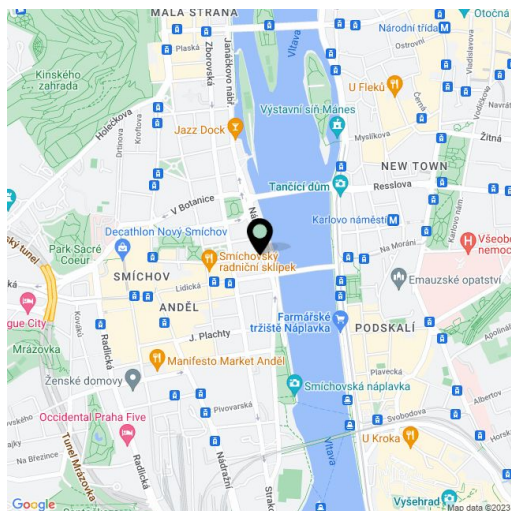
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Total area	240 m ²
Floor area*	210 m ²
Terrace	30 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36311
Available from	Immediately

High-end riverfront duplex with a rooftop terrace providing panoramic views of Prague including the Vltava River, the Prague Castle, Petřín Hill, and Letná Park. This fully furnished, fully air-conditioned 3-4-bedroom 2-bathroom split-level attic apartment with parking is on the 4th floor of an apartment building designed by Josef Schulz, a famous 19th century architect. The building acquired a modern look by the DAM.architects studio, which managed to keep the building's original elegance intact. Across the river is the National Theater, to which the wall paintings in the domes of the building's impressive entrance hall refer. The building amenities include a reception, an atrium, and a landscaped courtyard garden. There is a tram stop nearby, and the Anděl metro station (line B) and the French School are a few minutes by tram. A full spectrum of amenities and services is available in close vicinity, and the Kampa Island and the Petřínské sady parks provide green spaces for pleasant walks.

The lower floor features a spacious living room with a **fireplace**, a dining area, a fully fitted open plan kitchen, and beautiful views of the green riverbank, the Old Town, the National Theater, and the Dancing House. There is a master bedroom with a fitted **walk-in closet** and an en-suite shower room, a toilet with a bidet shower, a storage room, and an entrance hall. The upper floor includes a large **gallery** with a study area and a media room, two bedrooms, a family bathroom (bathtub, walk-in shower, toilet), and a hall with access to the **rooftop terrace**.

Designer furnishings, high quality materials and finishes, **air-conditioning**, preserved original details, **hardwood floors**, built-in wardrobes and storage, skylights, gas boiler, washer, dryer, **Miele** kitchen appliances, induction cooktop, dishwasher, coffee maker, master switch, projector and screen, alarm, **cellar**. **Two on-site garage parking spaces** are available at CZK 5,000/space/month. Service charges, heating and water CZK 16.000-18.000 monthly. Electricity is 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.