

## Apartment Three-bedroom (4+kk)

Ask for price

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



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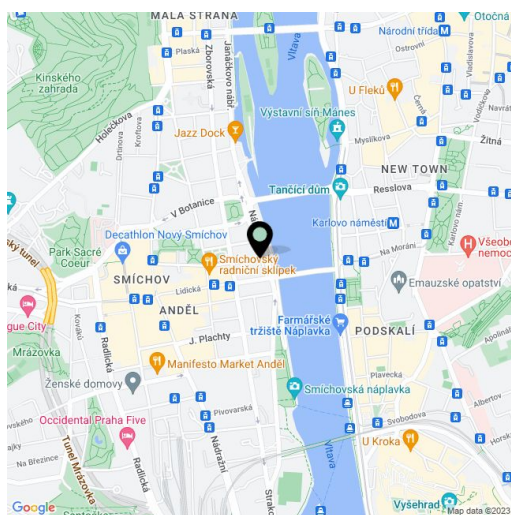
202 m<sup>2</sup>, Prague 5, Malá Strana, Janáčkovo nábřeží

Total area	202 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36505
Available from	Immediately

**High standard riverfront apartment with parking and beautiful views of the Vltava River, the National Theater and the Vyšehrad Castle. This completely newly refurbished 3-bedroom 2-bathroom apartment is situated on the third floor of a late 19th century apartment building that has undergone a meticulous renovation, benefiting from a 24/7 reception, security, camera system, a swimming pool, a sauna, a gym, underground parking, a lift and a landscaped courtyard garden. Centrally located in a tree lined street right on the Vltava riverbank, within walking distance of the 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 airy interior features a comfortable living room with a dining space and a fully fitted open plan kitchen, 3 bedrooms, 2 bathrooms, a utility room, an additional separate toilet, and an open entrance hall.

**Smart home control and security system**, quality equipment and finishes, **oak floors**, large format tiling, security entry door, built-in wardrobes, high ceilings, large triple glazed windows, automatic roller blinds, gas boiler, ceiling cooling and heating, washer, dryer, **SieMatic** kitchen with **Miele** appliances, induction cooktop, dishwasher, microwave oven, video entry phone, WiFi, **cellar**, chip entry, charging station for electric cars. A **garage parking** space is available at CZK 10,000/month + VAT. Deposit for service charges and water consumption: CZK 70/m<sup>2</sup>/month. Gas and electricity 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.

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	Celková výměra bytu	202 m <sup>2</sup>
	Vstupní hala	15 m <sup>2</sup>
	Technická místnost	4 m <sup>2</sup>
	WC	2 m <sup>2</sup>
	Kuchyň + jídelna	43 m <sup>2</sup>
	Obývací pokoj	47 m <sup>2</sup>
	Ložnice 1	26 m <sup>2</sup>
	Chodba	7 m <sup>2</sup>
	Ložnice 2	25 m <sup>2</sup>
	Koupelna + WC 1	7 m <sup>2</sup>
	Chodba	4 m <sup>2</sup>
	Ložnice 3	17 m <sup>2</sup>
	Koupelna + WC 2	5 m <sup>2</sup>