

## Apartment Three-bedroom (4+1)

Rented

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



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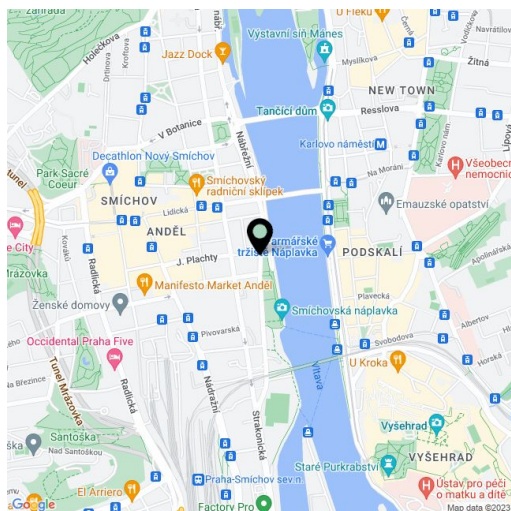
**Rented**117 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží

Total area	123 m <sup>2</sup>
Floor area*	117 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Common building charges and water CZK 3,500/month. Utilities are billed separately.
PENB	G
Reference number	8571
Available from	Immediately

Fully reconstructed apartment with 2 balconies and wonderful views of the river, Emauzy Monastery, and Vyšehrad Castle is situated on the 2nd floor of a completely renovated Art Mouveau building with an elevator located on the Vltava riverbank, within easy reach of the city center, just a short walk from the Nový Smíchov shopping mall and Anděl metro station with multiple tram connections.

The interior includes a living room with a winter garden, a fully fitted kitchen, three bedrooms (two with a balcony facing the courtyard), two bathrooms with a sink, bidet, and toilet (bathtub/shower), a fitted walk-in closet, a boiler room, and an entry hall.

Hardwood parquet floors, security entry door, built-in wardrobes, washer, dishwasher.



\* 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.