



## Apartment Five-bedroom (6+kk)

€ 4 724 733 | CZK 115 000 000

259.7 m², Prague 5, Smíchov, Janáčkovo nábreží







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Total area	268 m²
Floor area*	260 m²
Balcony	9 m²
Parking	Parking space in a car stacker
Cellar	-
PENB	G
Reference number	110222

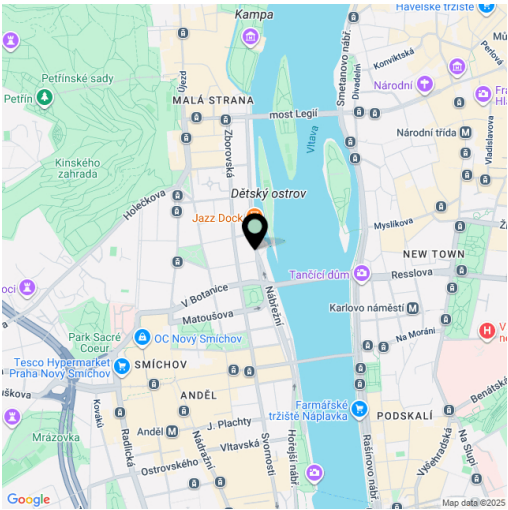
This highly prestigious, spacious, air-conditioned apartment with parking, high ceilings, three balconies, and an ideal orientation to cardinal directions occupies the entire 3rd floor of a residence with a reception desk, located in a prime location on the Janáček Embankment in the broader city center.

The generously designed layout consists of a living room with an **east-facing balcony**, an adjoining kitchen with a dining area, and access to a **south-facing balcony**, a study, a master bedroom with a walk-in closet, toilet, and bathroom (freestanding bathtub, shower, two sinks, **small balcony**), a second bedroom with a bay window, a **large walk-in closet**, a central bathroom (shower), a separate toilet, and an entrance hall. Both bedrooms and the dining area face south onto a quiet side street, while the living room and study windows overlook the **treetops** along the **Vltava River embankment**.

With ceiling heights of approximately 3.8 meters, the apartment was completely renovated in 2017, including **new casement windows**, **oak floors**, and reinforced floor beams. The interior features **high-end materials and designer fixtures**, and the **solid-wood kitchen** is equipped with a **marble countertop**. One of the bathrooms and the toilet have underfloor heating, and all rooms are air-conditioned. Heating is provided by a central gas boiler for the building, with an additional **wood-burning fireplace** in the living room. The apartment includes a **parking space** in a mechanical car stacker in the neighboring building, and the residence features an **elevator** with access via code and a **24/7 reception**.

One of Prague’s most prestigious addresses offers everything needed for comfortable living. The area is full of cafés and restaurants, with nearby schools including the **French Lycée** and **Park Lane International School**. The historic city center is within walking distance or a few minutes by tram, and the Anděl metro station is also close-by. The location is enriched by abundant **green spaces**, including **Dětský Island** opposite the building, nearby **Kampa Island**, and the **Petřín Gardens**.

Floor area 259.7 m², total balconies 8.7 m².



\* 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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