



## Apartment Three-bedroom (4+1)

Rented

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

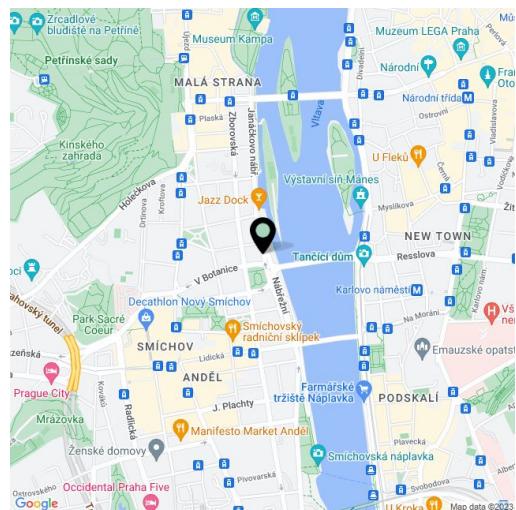




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Total area	159 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	Parking space included.
Garage	Yes
Cellar	-
PENB	G
Reference number	12011
Available from	Immediately



\* 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.

**Wonderful rental opportunity - stately riverside 3-bedroom 2-bathroom flat with a balcony and views of the Vltava River. Located on the first floor of a fully restored Art Nouveau style residential palace in one of the most attractive parts of Prague. Located right on the Vltava riverbank, with quick connections to the city center, and within walking distance of the Anděl commercial center and metro station. Building amenities include a lift, 24-hour reception and security cameras (entrance and parking space).**

The interior features a fully fitted and equipped eat-in kitchen with balcony facing the courtyard, and three interconnected rooms (all also accessible from the hall) - living room, dining room / bedroom, bedroom. There is a separate master bedroom with an en-suite bathroom (bathtub, sink, bidet, toilet), shower bathroom with toilet, and a large entry hall.

Spacious airy rooms, solid wood parquet floors, tiles, security entry door, video entry phone, telephone, satellite connection, washer, dishwasher. Common building charges, water and gas approx. CZK 9,900/month, electricity is billed separately.