



Apartment Two-bedroom (3+1)

Rented

130 m², Prague 5, Smíchov, Janáčkovo nábřeží

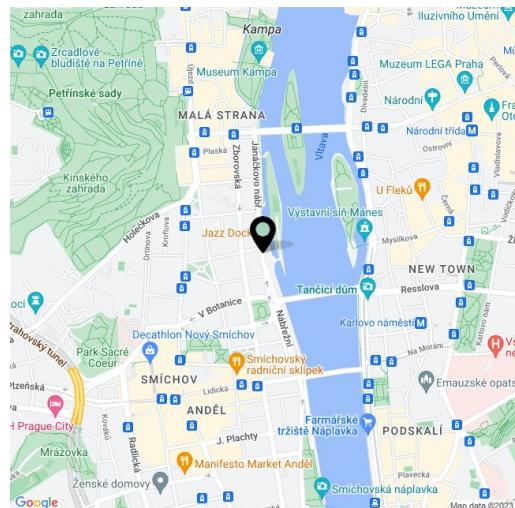




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Total area	130 m ²
Parking	-
Cellar	Yes
Service price	Service charges, water, and Internet incl. deposit for gas and electricity CZK 7,000/month.
PENB	Not required
Reference number	22822
Available from	Immediately



* 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.

Boasting a wonderful location on the Vltava riverbank, this top standard, completely refurbished and furnished 2-bedroom 2-bathroom apartment features preserved original details. Set on the 3rd floor of a well-maintained traditional building with no elevator, centrally located within walking distance of the Lesser Town, Kampa Island, and Old Town. The neighborhood has easy access to the Prague Castle, the Anděl commercial center and metro station, and the French School.

The interior features three airy interconnected rooms: a fully fitted kitchen with a dining area, a comfortable living room with a modern working **ceramic stove**, and a spacious bedroom with **generous custom-made built-in wardrobes and storage**. There is also another bedroom with an en-suite bathroom (walk-in shower, toilet), a family bathroom (bathtub, walk-in shower), a utility room, an additional separate toilet, and a large entrance hall.

Hardwood parquet floors, tiles, high ceilings, large windows, quality light fixtures, security entry door, washer/dryer, wine fridge, dishwasher, microwave oven, gas boiler, TV, alarm, satellite connection, **cellar**. A private storage room is available in the hallway of the building.