



## Apartment One-bedroom (2+kk)

Rented

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

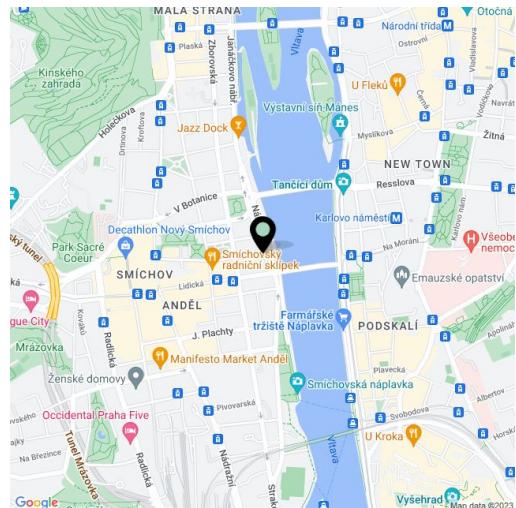




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Total area	95 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Deposit for common building charges and water CZK 2,900/month. Gas and electricity - transferred to the tenant.
PENB	Not required
Reference number	26281
Available from	Immediately



\* 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 and views of the river, Vyšehrad Castle, Mánes Gallery, and the Dancing building, this refurbished apartment with preserved original details is situated on the 4th floor of a traditional residential building with no elevator, centrally located within walking distance of Malá Strana, Kampa Island, and Old Town. Quick access to the Prague Castle, the Anděl commercial center and metro station, and the French School.**

The interior features a corner living room with a dining area and a fully fitted open plan kitchen, one bedroom with built-in storage, a bathroom (walk-in shower, bathtub) with a large window that can be opened onto the bedroom, a separate toilet with a bidet shower, a walk-in closet with a laundry area, and an entrance hall with built-in wardrobes and storage.

High ceilings, oak floors, tiles, security entry door, gas boiler, washing machine, dryer, dishwasher, wine fridge, alarm cellar, storage room next to the unit. No elevator. Available from June or earlier upon agreement.