



## Apartment Two-bedroom (3+kk)

Rented

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

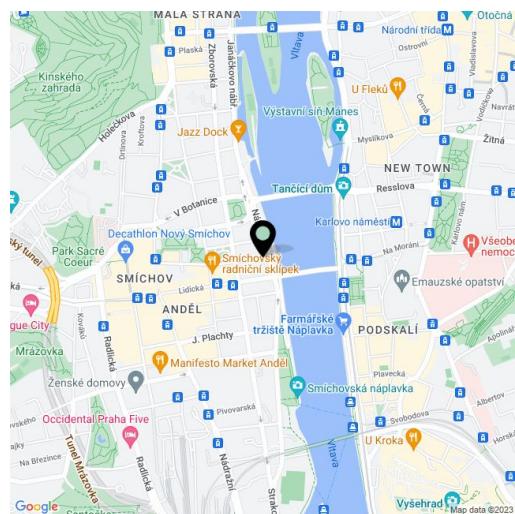




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Total area	120 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	26661
Available from	Immediately



\* 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 is an attractive, high quality furnished 2-bedroom 2-bathroom apartment with a balcony, and furnished with tasteful furniture and art. Situated on the second floor of a meticulously restored Neo-Baroque building with a lift, preserved original features and a cozy inner courtyard with a fountain. Centrally located right across the river from the National Theater, within walking distance of Malá Strana, the Kampa Island, the Old Town and numerous historic sights. Quick access to the Prague Castle, Anděl commercial center, and the French School.**

The interior features a living room with dining area and a fully fitted open kitchen, one bedroom with a fitted **walk-in closet** and bathroom (bathtub, toilet), second bedroom / lounge with a **balcony** overlooking the courtyard and bathroom (walk-in shower, bidet, toilet), laundry room, boiler room, and an open entrance hall with built-in wardrobes.

Airy rooms, high ceilings, old stain-glass windows, **solid wood parquet floors**, tiles, security entry door, gas boiler, washer, dryer, dishwasher, induction cooktop, basic kitchenware, TVs. Building charges, water and heating CZK 4000 per month. Electricity will be transferred to the tenant.