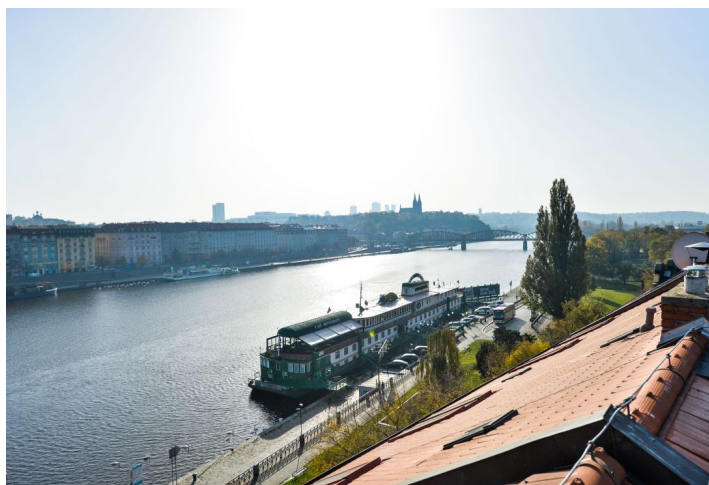




## Apartment Three-bedroom (4+1)

Rented

144 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží





## Apartment Three-bedroom (4+1)

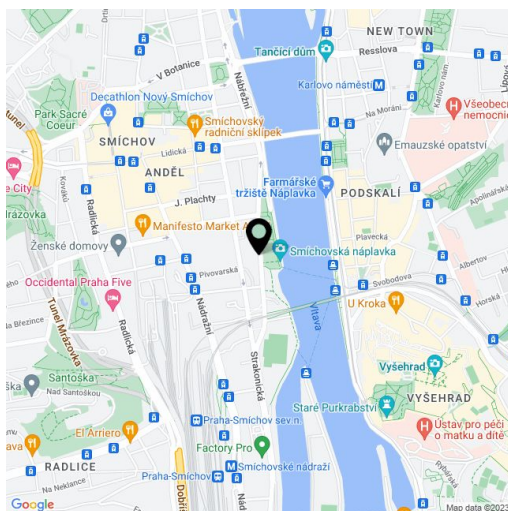
**Rented**144 m<sup>2</sup>, Prague 5, Smíchov, Hořejší nábřeží

|                  |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
| Total area       | 192 m <sup>2</sup>                                                                                    |
| Floor area*      | 144 m <sup>2</sup>                                                                                    |
| Terrace          | 35 m <sup>2</sup>                                                                                     |
| Loggia           | 13 m <sup>2</sup>                                                                                     |
| Parking          | -                                                                                                     |
| Cellar           | Yes                                                                                                   |
| Service price    | Building charges and water<br>CZK 6,000/month. Gas and<br>electricity - transferred to the<br>tenant. |
| PENB             | G                                                                                                     |
| Reference number | 27048                                                                                                 |
| Available from   | Immediately                                                                                           |

Boasting a large roof terrace and wonderful views of the river, Emauzy Monastery, and Vyšehrad Castle, this spacious 2-bathroom attic apartment with 3 enclosed balconies is situated on the 4th floor of a renovated Art Nouveau building with an elevator and common courtyard garden, right on the Vltava riverbank. A location with full amenities within easy reach and very quick access to the city center, just a short walk from the Nový Smíchov shopping mall and Anděl metro station with multiple tram and bus connections.

The interior includes a living room, a fully fitted kitchen, three bedrooms, two bathrooms with a sink, bidet, and toilet (bathtub/walk-in shower), three enclosed balconies, a fitted walk-in closet, boiler room, and an entry hall.

Hardwood parquet floors, tiles, security entry door, built-in wardrobes and storage, washing machine, dishwasher, **cellar**.



\* 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.