



## Apartment Four-bedroom (5+kk)

Rented

165 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábreží





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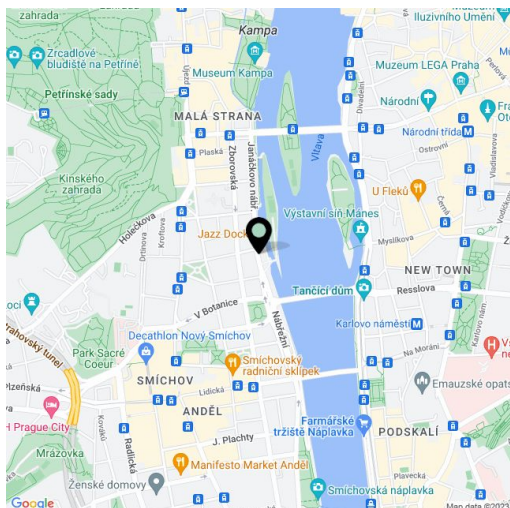
**Rented**165 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží

Total area	167 m <sup>2</sup>
Floor area*	165 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	28034
Available from	Immediately

Boasting a wonderful location on the Vltava riverbank, this is an attractive renovated 3-bedroom 2-bathroom flat with a balcony. Situated on the second floor of a meticulously restored Neo-Baroque building with 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 corner living room with a **balcony** offering beautiful views of the Vltava river and the National Theater, dining room and a fully fitted open kitchen, one bedroom with an en-suite bathroom, two more bedrooms, second bathroom, two fitted **walk-in closets**, laundry and boiler room, and entrance hall.

**Airy rooms**, high ceilings, large windows, **solid wood parquet floors**, tiles, gas boiler, washer, dishwasher, alarm, **cellar**. Common building charges and water CZK 2500 per month. Gas and electricity are billed separately.



\* 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.