



Apartment Three-bedroom (4+kk)

Ask for price

227 m², Prague 5, Malá Strana, Janáčkovo nábřeží

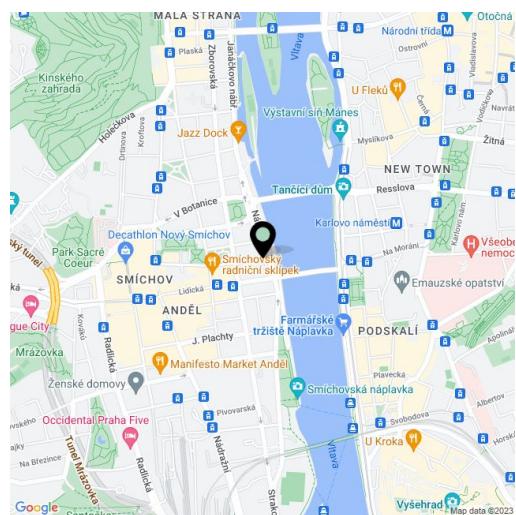




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Total area	227 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36502
Available from	Immediately



* 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.

High standard riverside apartment with parking and beautiful views of the Vltava River, the National Theater, and the Vyšehrad Castle. This completely newly refurbished three-bedroom three-bathroom apartment is situated on the third floor of a late 19th century apartment building that has been meticulously renovated, benefiting from a 24/7 reception, security, camera system, swimming pool, sauna, gym, underground parking, elevator, and landscaped courtyard garden. Centrally located on a tree-lined street right on the Vltava riverbank, within walking distance of Kampa Island, Petřín Hill Park, Malá Strana (Lesser Town), and Old Town. The neighborhood has easy access to Prague Castle, the Anděl commercial center and metro station, and the French School.

The airy interior features a comfortable corner living room with a dining space and a fully fitted open plan kitchen, 3 bedrooms, 3 bathrooms, a utility room, and a large open entrance hall.

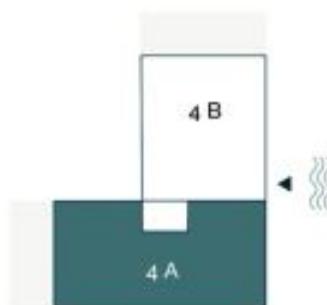
Smart home control and security system, quality equipment and finishes, **oak floors**, large-format tiles, security entrance door, built-in wardrobes in two bedrooms and the hall, high ceilings, large triple-glazed windows, automatic roller blinds, gas boiler, ceiling cooling and heating, washer, dryer, **SieMatic** kitchen with **Miele** appliances, induction cooktop, dishwasher, microwave oven, video entry phone, WiFi, **cellar**, chip entry, charging station for electric cars. A **garage parking** space is available at CZK 10,000/month + VAT. Deposit for service charges and water consumption: CZK 70/sq. m./month. Gas and electricity are billed separately.



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Celková výměra bytu	227 m ²
Vstupní hala	15 m ²
Chodba	13 m ²
Technická místnost	3 m ²
Koupelna + WC 1	4 m ²
Obývaci pokoj + jídelna	76 m ²
Kuchyň	30 m ²
Pokoj	22 m ²
Ložnice 1	31 m ²
Koupelna + WC 2	5 m ²
Ložnice 2	20 m ²
Koupelna + WC 3	8 m ²