



Apartment Three-bedroom (4+kk)

Rented

202 m², Prague 5, Malá Strana, Janáčkovo nábreží





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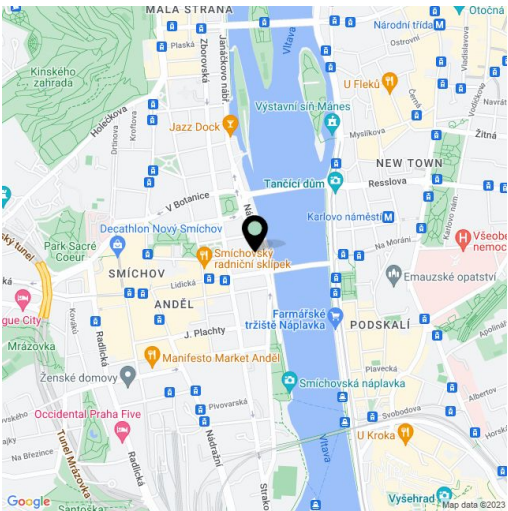
202 m², Prague 5, Malá Strana, Janáčkovo nábřeží

Total area	202 m²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services CZK 130/m2 per month. Gas and electricity - transferred to the tenant.
PENB	A
Reference number	36505
Available from	Immediately

High-standard riverfront apartment with parking and beautiful views of the Vltava River, the National Theater, and Vyšehrad Castle. This completely refurbished 3-bedroom 2-bathroom apartment is situated on the 3rd 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 a 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 the Prague Castle, the Anděl commercial center and metro station, and the French School.

The airy interior features a comfortable living room with a dining area and fully fitted open plan kitchen, 3 bedrooms, 2 bathrooms, a utility room, an additional separate toilet, and an open entrance hall.

Smart home control and security system, quality equipment and finishes, oak floors, large-format tiles, security entry door, built-in wardrobes, 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, Wi-Fi, cellar, chip entry, charging station for electric cars. A garage parking space is available at CZK 10,000/month + VAT.



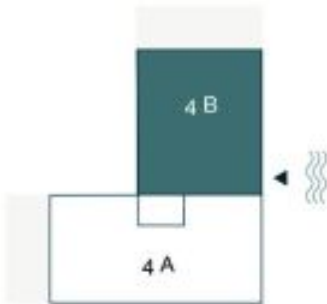
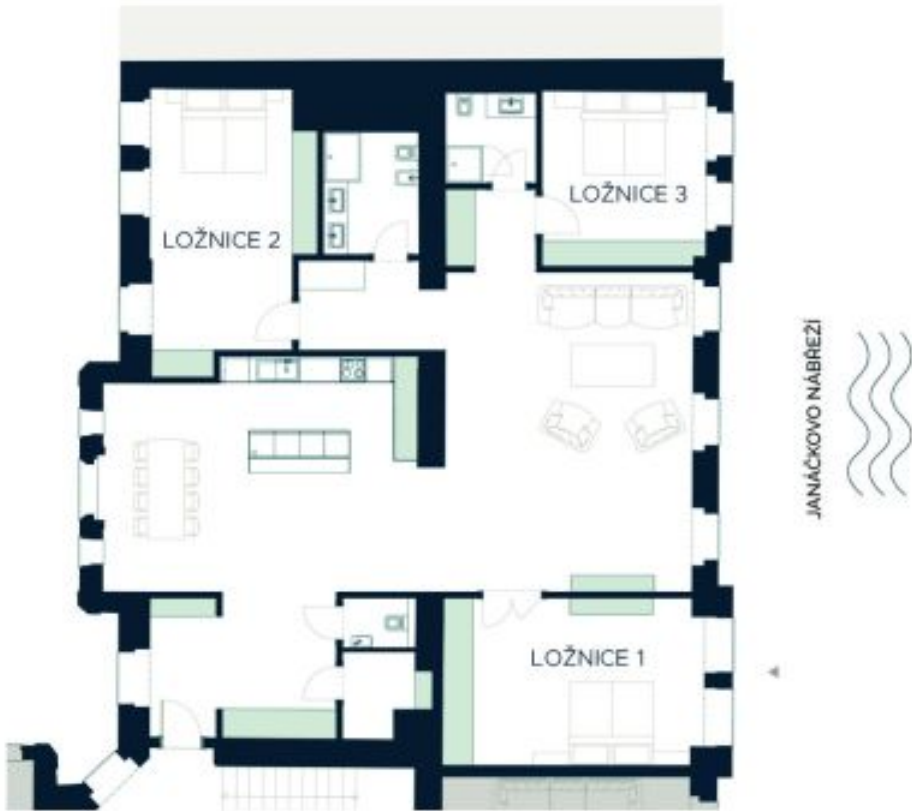
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Celková výměra bytu	202 m²
Vstupní hala	15 m²
Technická místnost	4 m²
WC	2 m²
Kuchyň + jídelna	43 m²
Obývací pokoj	47 m²
Ložnice 1	26 m²
Chodba	7 m²
Ložnice 2	25 m²
Koupelna + WC 1	7 m²
Chodba	4 m²
Ložnice 3	17 m²
Koupelna + WC 2	5 m²