



Apartment Four-bedroom (5+1)

Sold

158 m², Praha 5, Smíchov, Janáčkovo nábřeží





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Total area	161 m ²
Floor area*	158 m ²
Balcony	2 m ²
Parking	Garage
Cellar	2 m ²
Service price	6 000 CZK monthly
PENB	G
Reference number	102869

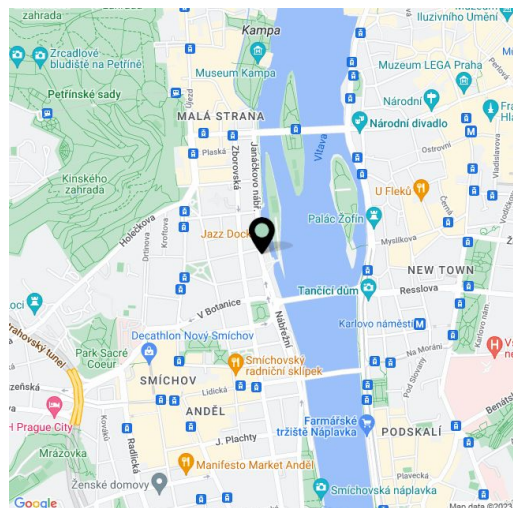
This spacious, corner waterfront apartment with a balcony offering views of Prague's landmarks and the treetops is part of an elegant historic apartment building in a prestigious location on the Janáček embankment. The apartment includes a separate garage.

The current layout of the 2nd floor apartment consists of a northeast-facing living room with a **balcony**, a kitchen, a dining room, a south-facing bedroom with an en-suite bathroom, another 2 north-facing bedrooms with a shared bathroom, 2 bathrooms, **3 dressing rooms**, a pantry, a hallway, and a foyer.

Floors are **original parquet**; windows are **wooden casement**. The interior is suitable for **reconstruction**. The purchase price includes a **garage parking space and a cellar**, and the building includes a **landscaped inner courtyard with greenery**.

The corner building is located on the Janáček embankment lined with **mature trees**, near the **Petřín gardens or Kampa Park**. You can reach the city center on **Národní Třída Street** in a few minutes' walk across the bridge or 3 minutes by tram. The Smíchov business and entertainment zone of **Anděl** is also nearby. A kindergarten and elementary school as well as a high school, a **sports ground**, medical services, many shops, restaurants, and cafes are within walking distance. A tram and bus stop are just a few steps away.

Floor area 158.09 m², balcony 2.44 m², cellar 2.49 m².



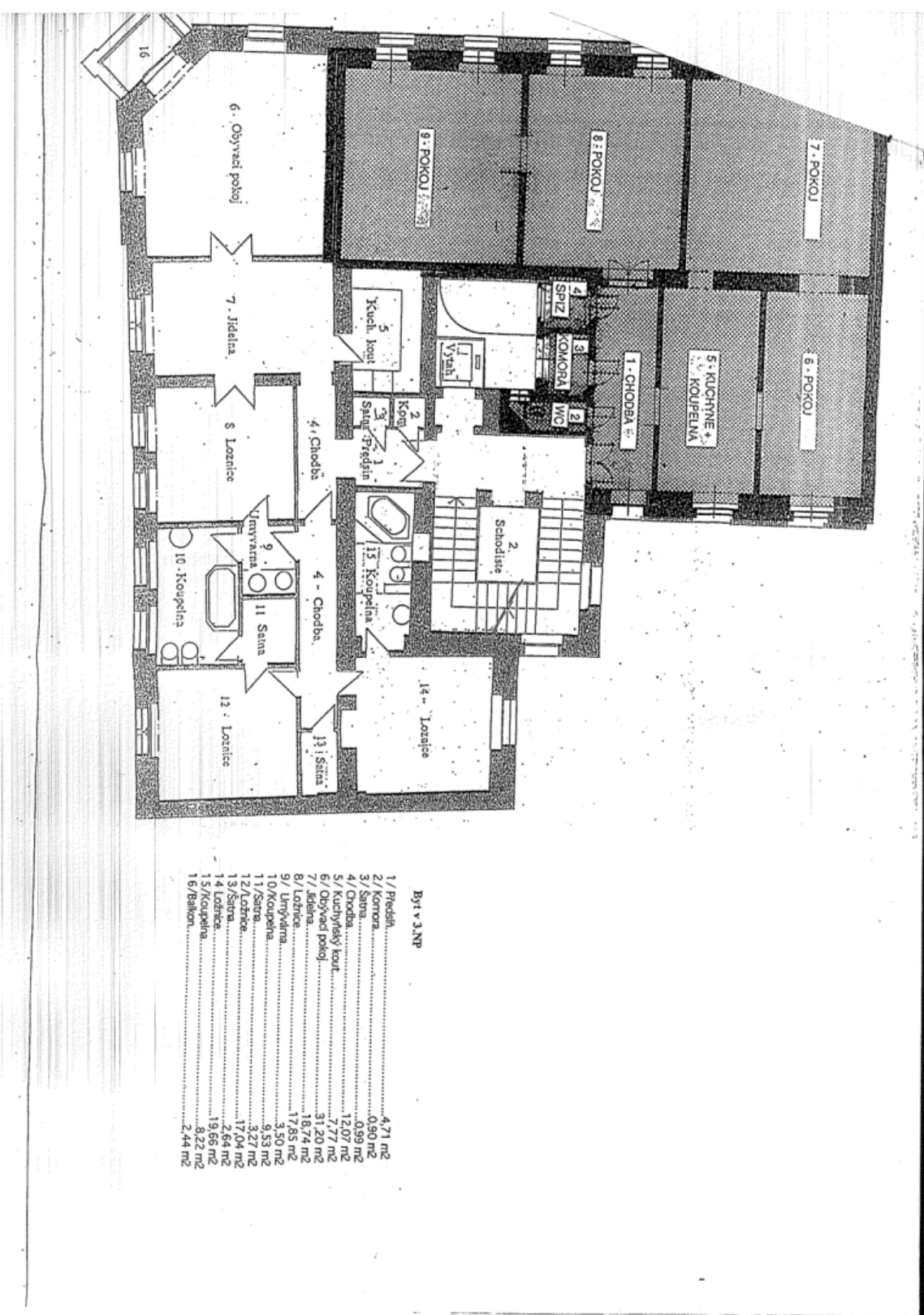
* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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Byt v 3.NP

1/ Předstih.....	4,71 m2
2/ Komora.....	0,90 m2
3/ Sazba.....	0,99 m2
4/ Chodba.....	12,07 m2
5/ Kuchynský kout.....	7,77 m2
6/ Obývací pokoj.....	31,20 m2
7/ Jídlna.....	18,74 m2
8/ Ložnice.....	17,85 m2
9/ Umyvadna.....	3,50 m2
10/ Koupelna.....	9,53 m2
11/ Sazba.....	3,27 m2
12/ Ložnice.....	17,04 m2
13/ Sazba.....	2,64 m2
14/ Ložnice.....	19,66 m2
15/ Koupelna.....	8,22 m2
16/ Balkon.....	2,44 m2