



## Apartment Three-bedroom (4+kk)

Rented

185 m<sup>2</sup>, Prague 5, Smíchov, Janáčkovo nábřeží





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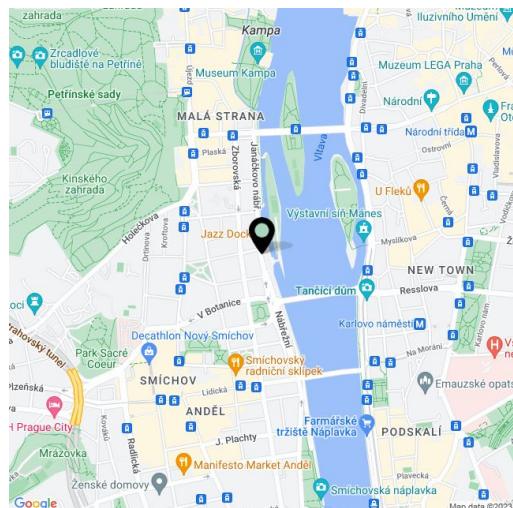
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|                  |                    |
|------------------|--------------------|
| Total area       | 192 m <sup>2</sup> |
| Floor area*      | 185 m <sup>2</sup> |
| Balcony          | 7 m <sup>2</sup>   |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 32982              |
| Available from   | Immediately        |

Boasting a wonderful location on the Vltava riverbank, this is a completely newly refurbished 3-bedroom 2-bathroom apartment with preserved original details and beautiful views of the river, the National Theater, the Mánes Exhibition Hall and the Dancing House. Situated on the second floor of a traditional residential building with no lift, centrally located within walking distance of Malá Strana, the Kampa Island and the Old Town. Area with quick access to the Prague Castle, Anděl commercial center and metro station, and the French School.

The airy interior features a huge entrance hall, a living room with a **Dutch stove** and a fully fitted kitchen, a master bedroom with a **walk-in closet**, an en-suite bathroom (walk-in shower, toilet), a storage room and a **balcony** facing the back yard, and two further bedrooms each with a **walk-in closet**. There are two more **walk-in closets**, a family bathroom (bathtub, walk-in shower, toilet), and utility area.

**New equipment**, high ceilings, large windows, **solid wood parquet floors**, tiles, security entry door, gas heating, washing machine, dishwasher, induction cooktop, microwave oven, video entry phone. Service charges and water bills: CZK 2000/month for four persons. Gas and electricity bills will be transferred to the tenant.



\* 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.