svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Five-bedroom (6+1)

Rented

286 m², Prague 5, Smíchov, Janáčkovo nábřeží

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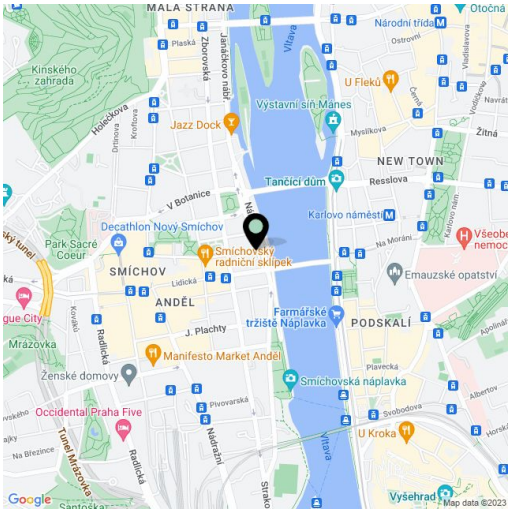
Total area	291 m²
Floor area*	286 m²
Balcony	5 m²
Parking	Garage parking nearby.
Garage	Yes
Cellar	-
PENB	G
Reference number	34360
Available from	Immediately



* 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.

Boasting views of the Vltava river, the Vyšehrad Castle, the Emauzy Monastery, the Mánes Gallery, the National Theater and the Prague Castle, this is a unique, renovated 5-bedroom 2-bathroom apartment with 3 balconies. Situated on the first floor of a completely refurbished Art Nouveau building with a lift and grand entrance areas. Located in Smíchov, Prague 5, right on the Vltava riverbank, in an area with quick tram connections to the city center, and within walking distance of the Nový Smíchov commercial and entertainment center and the Anděl metro station.

The interior includes a large living room with a dining area and a decorative original ceramic stove, a fully fitted walk-through kitchen, 3 bedrooms each with a **balcony** (one is walk-through), and 2 more bedrooms. There is a bathroom with a bathtub, a **massage walk-in shower** and a toilet, a second bathroom with a **massage shower**, 2 separate toilets, a fitted **walk-in closet**, a storage room, a utility room, and a huge central entrance hall.

Preserved original details, high ceilings, large windows, **solid wood floors**, tiles, security entry door, new gas boiler, LED lighting, AEG washing machine and dryer, **Miele** kitchen appliances, dishwasher, fan, steam and microwave ovens, American type fridge, chip entry to the building, alarm system. **Garage parking** is available in a neighboring street at an additional fee. Service charges and water bills: CZK 650/person/month. Gas and electricity will be transferred to the tenant.

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