



🏠 174 m<sup>2</sup> 📄 Janáčkovo nábřeží, Praha 5 - Smíchov 📅 109 900 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7315</b>	Price	<b>109 900 CZK per month + fees</b>
Address	<b>Janáčkovo nábřeží, Praha 5 - Smíchov</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>174 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Garage	<b>Yes</b>	Balcony	<b>Yes</b>
Cellar	<b>Yes</b>		

## About real estate

We offer for rent a newly renovated 2-bedroom apartment with a balcony, located on the 2nd floor of a historic building that has undergone a sensitive reconstruction. The residence features an elevator, 24/7 security, a camera system, and a sauna. It is situated in a prestigious location right on the Vltava riverbank, in close proximity to Malá Strana, Old Town, and Petřín Gardens. Excellent transport accessibility ensures quick connections to the city center and international schools, including the French Lyceum.

The spacious interior of the apartment offers a representative living area with a fully equipped designer kitchen, a dining space, and access to both balconies. There are also three comfortable bedrooms with en-suite bathrooms (two with a shower, bidet, and toilet, and the third with a shower and toilet), a separate guest toilet, a utility room, an entrance hall, and a corridor with built-in wardrobes.

The apartment boasts top-quality standards – air conditioning, oak parquet floors, large-format tiles, high vaulted ceilings, security entrance door, built-in storage, premium shading, washing machine, dryer, dishwasher, induction cooktop, microwave, video intercom, and a cellar. A charging station for electric vehicle owners is available. A garage parking space can be rented for CZK 10,000 per month + VAT.

For more information and to arrange a viewing, do not hesitate to contact us.