



## Apartment Two-bedroom (3+kk)

Sold

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





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92 m², Prague 5, Smíchov, Janáčkovo nábreží

Total area	94 m²
Floor area*	92 m²
Balcony	2 m²
Parking	-
Cellar	-
Service price	4 175 CZK monthly
PENB	G
Reference number	41860

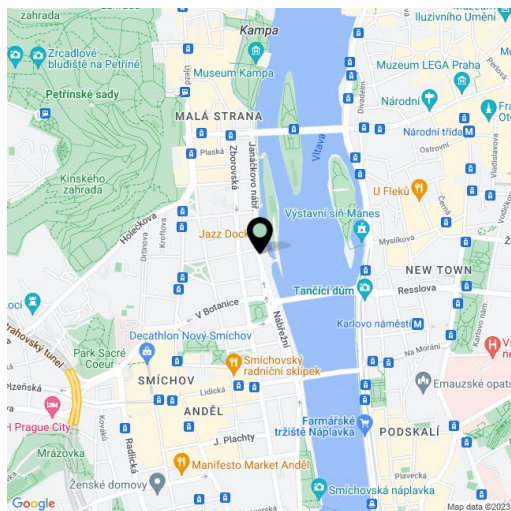
This elegant apartment with a balcony and high ceilings, which has recently been completely reconstructed, is situated on the 1st floor of an Art Nouveau building with an elevator. This corner building is located in one of the most attractive places in Prague 5 - Smíchov on Janáčkovo Embankment, a few steps from the Anděl center of Smíchov.

The new layout offers a living room with a preparation for a kitchen, 1 bedroom with a **balcony** and a spacious walk-in closet (the cloakroom can be converted into a second bathroom or used as a study), a 2nd bedroom with a walk-in closet, a central bathroom (with a walk-in shower, sink, toilet, and heated towel rail), a separate toilet, and a large entrance hall, where you can create a closet with a connection to a washer and dryer. The master bedroom with a balcony faces a **quiet courtyard**, while the living room and second bedroom face a one-way street.

Facilities include wooden casement windows, **coffered interior doors** (single and double), refurbished original entrance doors, **wooden parquet floors**, Italian ceramic **heated tiles**, Casa Dolce Casa tiles, or backlighting in the bedrooms. Heating is by a new electric boiler.

The building with a richly **decorated façade** stands between green **Janáčkovo Embankment** and Portheimka Garden, less than a 10-minute walk from the Nový Smíchov Shopping and Entertainment Center and the **Anděl metro station**. The district has a wide range of services, as well as restaurants, cafes, shops, medical services, schools, including the **French Lyceum**, and several landscaped parks, the largest of which are **Petřín Gardens**. The center is easily accessible by subway, tram, but also on foot.

Interior 92.4 m², balcony 1.5 m². (Floor area according to the owner's statement is 102.1 m².)



\* 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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