



## APARTMENT FOR RENT, street Janáčkovo nábřeží,

Set on the 2nd floor of an elegant period building, this is traditional, yet luxurious riverfront apartment complete with 24-hour concierge, camera surveillance system. residents' gym, pool, spa private garden and underground parking. The fully renovated neoclassical building occupies a prominent central position right on the Vltava riverbank, that is one of the most popular locations for living in Prague. The big public park "Kinsky garden" is reachable within five minutes walk and in the immediate vicinity are plenty of restaurants, cafes, shops, clubs and essential services such as shopping center "Novy Smichov". The Residence is perfectly placed for accessing Prague's shopping malls and tourist attractions, as well as the city's key business districts. Fast and easy access to the city center, trams virtually at your doorsteps, a direct transport link to Anděl or Malostranské Square..

The apartment - which is available unfurnished - features : formal entry, a living room, bright modern kitchen, pantry, 3 bedrooms, 2 modern fitted bathrooms, a separate toilet. The adjoining utility room provides a built-in washer and separate dryer. Specification to include: grand entrance areas. wood flooring throughout, voluminous ceiling heights with stucco detailing, bespoke joinery housing kitchen units, bathrooms with designer sanitary-ware, underfloor heating in the bathroom, automatic roller blinds,, washer & dryer, fully fitted wardrobes, air cooling, smart home control and security system, video entry phone, satellite TV connection. Service extends to a 24/7 concierge service, secure allocated parking and comfort cooling. A garage parking space is available at CZK 10,000/month + VAT. The building offers the privacy and security that discerning residents will consider essential.

2x 3x

**149 000 CZK**

### Specification

Area: 198 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Floor: 2nd floor

- ☒ Lift
- ☒ Concierge service
- ☒ Washing machine
- ☒ Indoor swimming pool

- ☒ Balcony (4 m2)
- ☒ video intercom
- ☒ Dryer

**Estate id:** 5061

**Web link:**

[www.viphomes.cz/5061](http://www.viphomes.cz/5061)

**Agent:**

Mária Mihinová

Phone: +420 606 731 973, Email: [viphomes@viphomes.cz](mailto:viphomes@viphomes.cz)

Tenant's fees for utilities: deposit for service charges and water consumption: CZK 130,- /m2/month. Gas and electricity will be transferred to the tenant.

Available



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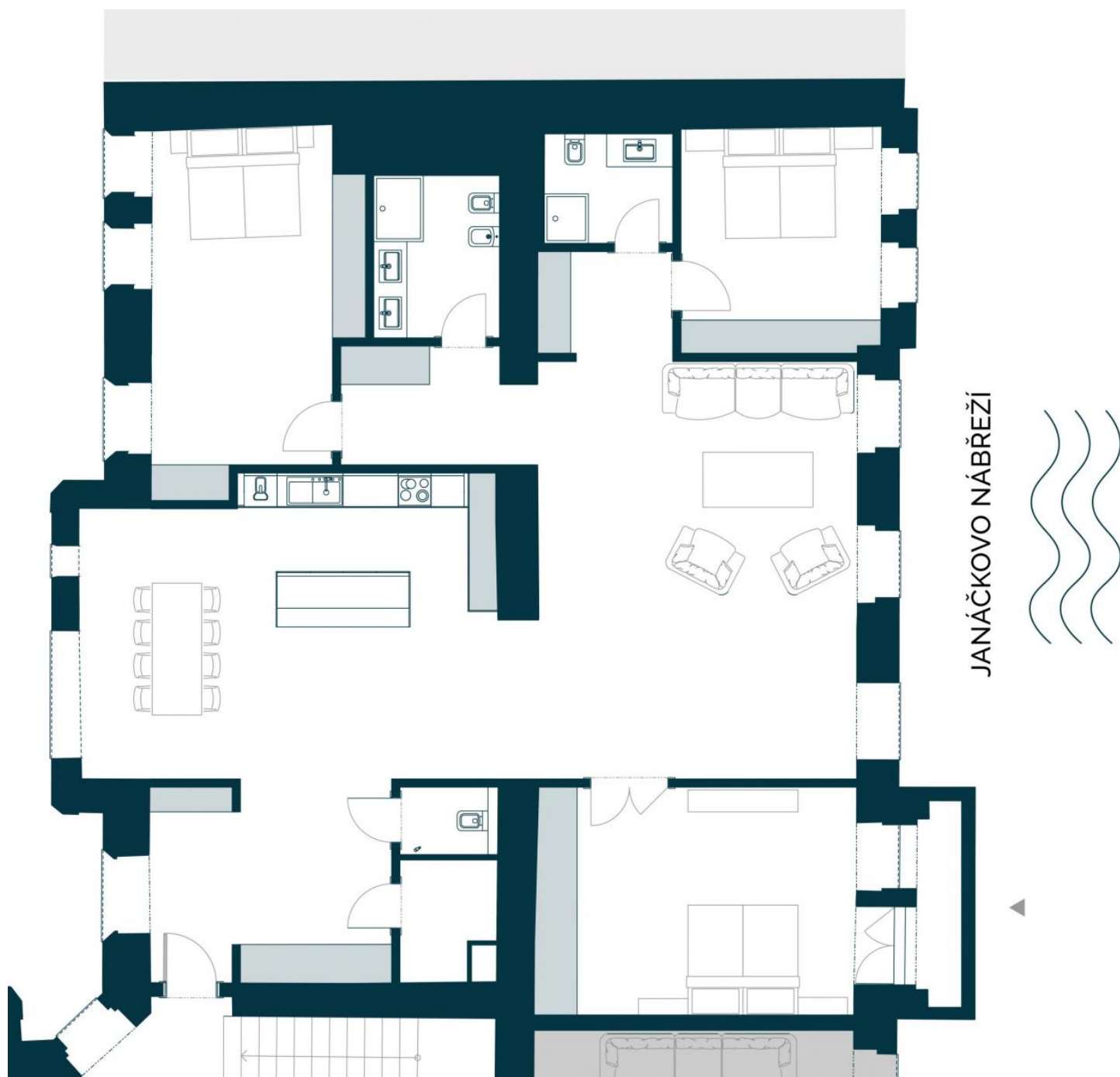
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