

## APARTMENT FOR RENT, street Janáčkovo nábřeží, Praha 5

Apartment on the Vltava embankment. A completely renovated elegant apartment with two bathrooms, a spacious entrance hall, balcony and parking is offered for long-term rent.

The apartment is located on the 1st floor of a neoclassical house from 1879, renovated with respect for the historical legacy and genius of the place, with modern technologies guaranteeing all comfort. The so-called Piano-Nobile of the building characterizes this apartment with high ceilings, stucco decoration and the original above-standard design of carpentry elements.

The building is located in a prestigious, quiet location in Smíchov, right on the Vltava embankment, within walking distance of the Nový Smíchov shopping center, Anděl metro station and tram connections to the center. Kampa, the Seminářská and Kinská zahrada and the Children's Island with playgrounds for children, or the leisure Smíchovská náplavky are within a few minutes' walking distance, there are schools and civic amenities nearby.

Specifications of the housing unit and common areas

The interior consists of a living room with a dining area, a fully equipped kitchen (newly installed including new appliances - dishwasher, oven, microwave oven, refrigerator, induction hob, hood), three bedrooms, one of which has its own balcony, facing the quiet courtyard to the west, further bathroom (bathtub, separate shower, wc, bidet, space for washing machine and dryer), second bathroom (shower, wc), technical room, and a spacious entrance hall.

2x 

3x 



**60 000 CZK**  
+Monthly fees 3 869 CZK

### Specification

Area: 126 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Floor: 1st floor

Lift  
 Storage room

Balcony (3 m2)  
 parkovací stání

**Estate id:** 6842

**Web link:**

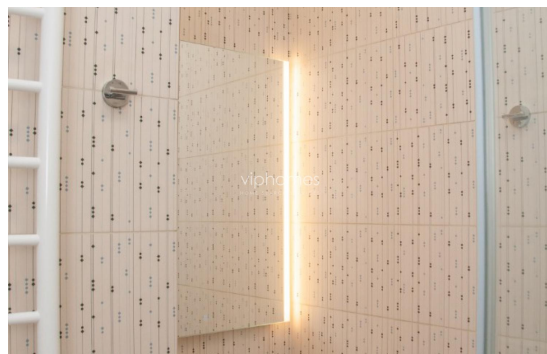
[www.viphomes.cz/6842](http://www.viphomes.cz/6842)

**Agent:**

Mária Mihinová

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

The common areas of the house are equipped with an IR camera system, the entrance to the building is a combination of a chip and a security key, there are cellar cubicles in the basement. It is possible to use an uncovered parking space in the yard. The facade was recently cleaned, the entrance is secured by cameras. The house is equipped with an elevator, a video door system and an electromagnetic lock at the entrance door, it is connected to the Cetin optical network allowing transmission of up to 2 Gbit.s, it has been prepared for connection to the central heat pump district heating network and a reconstructed riser pipe.



**Estate id:** 6842

**Web link:**

[www.viphomes.cz/6842](http://www.viphomes.cz/6842)

**Agent:**

Mária Mihinová

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