



Luxury 2-Bedroom Apartment (164 sqm) with Terrace, Balcony & Wellness by the Vltava – Janáčkovo nábř

Janáčkovo nábřeží 41, Praha, Hlavní město Praha

89 000 CZK / month

A stylish riverside apartment with a total area of 174 sqm (including terrace and balcony), located on the 4th floor of a meticulously maintained residential building with 24/7 reception and premium service facilities. The apartment offers a high standard of comfortable living including access to a sauna, gym, and smart home system. The layout features a spacious living room with a fully equipped kitchen, two separate bedrooms – each with its own en-suite bathroom – a separate guest toilet, walk-in closet, utility room, and an open entrance hall. The bathrooms are clad in white marble. The apartment is equipped with underfloor heating throughout, heat recovery ventilation, oak floors in the living areas, built-in wardrobes, electric blinds, a security entrance door, and a video intercom. A cellar unit is included. Garage parking is available for rent in the neighboring building for an additional fee. Monthly service charges and water prepayments amount to CZK 15,600. Electricity is transferred to the tenant. The building is located in a prestigious area with excellent access to the city center, as well as Kampa Park, Petřín Hill, and the historic district of Malá Strana. Enjoy views of the National Theatre and the Dancing House. Available immediately. Offered unfurnished.

PRICE

Price lease	89 000 CZK / month
Note	No commision
Commission	Including commission
Fees	Excluding fees
Cost of living	15 600

LOCATION

District	Prague
Prague district	Prague 5
Part of city	Smíchov
Street	Janáčkovo nábřeží

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Číslo nabídky: 78509
https://homesweethome.cz/en/real-estate/78509/

House number	477 / 41

INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	78509
Date	01.08.2025
Available from	01.08.2025
Object kind	Mixed construction
Object placing	Town center
Equipped	No
Built area m^2	563
Utility area m^2	164
Total floor area m^2	174
Balcony area m^2	1
Terrace area m^2	9
Electricity	230 V
Other	Elevator
Protection	Kulturní památka
Built-in area	Residential
Telecommunications	Internet
Networks	Cable TV
Transport	Road, Public transport
Roads	Asphalt
Plocha sklepa m^2	4
Year of substantial inspection	1919
Date of moving in	01.08.2025
Number of building floors	5
Number of floor in building	3

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.

NOTE OF APARTMENT

Type	Apartments
Flat kind	2-bedroom
Ownership	Private
Condition of apartment	Very good
Water	Water supply
Waste	Sewage
Gas	Gas pipeline

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