



Luxury 3-Bedroom Riverside Apartment for Rent (202 sqm) with Concierge, Wellness & Parking

Janáčkovo nábřeží 51, Praha, Hlavní město Praha

price with a broker

Stylish 3-bedroom apartment (202 sqm) located on the 3rd floor of a meticulously maintained residential building with 24/7 reception and premium amenities. The apartment offers a high standard of living, including underground parking, a swimming pool, sauna, fitness area, and smart home system. The layout includes a spacious living room with a fully equipped SieMatic kitchen and Miele appliances, three separate bedrooms, two bathrooms, a guest toilet, utility room with washer and dryer, closet, and an open entrance hall. The master bedroom features a private minimalist bathroom clad in white marble. The apartment is equipped with underfloor heating throughout, ceiling cooling, 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 can be rented for a fee. The gated courtyard features a landscaped garden with lighting. The building is secured by a camera system; garage access is via card and there is a charging station for electric vehicles. Monthly service and water fees are CZK 130/sqm. Gas and electricity are transferred to the tenant. Located in a prestigious riverside area with excellent access to the city center, 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:	Price with a broker
Commission	Including commission

LOCATION

District	Prague
Prague district	Prague 5
Part of city	Malá Strana
Street	Janáčkovo nábřeží
House number	39 / 51

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INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	78508
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	198
Total floor area m^2	202
Balcony area m^2	4
Number of garages	1
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	3-bedroom
Ownership	Private
Condition of apartment	Very good
Water	Water supply
Waste	Sewage
Gas	Gas pipeline

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