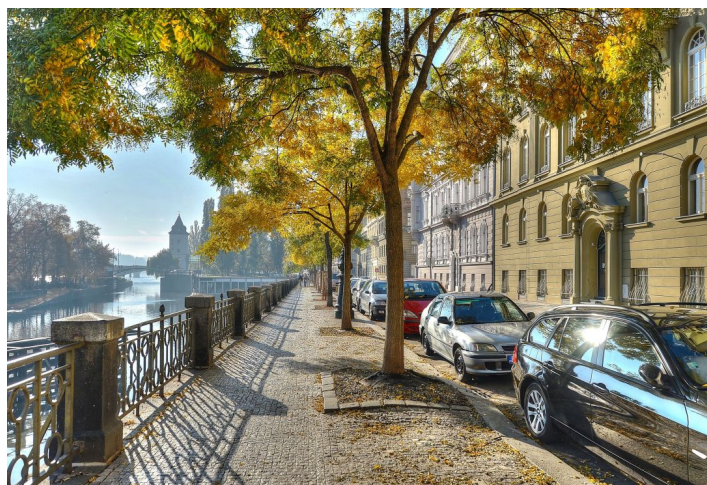




Residential project

Prague 5, Smíchov, Janáčkovo nábřeží

Ask for price





Residential project

Prague 5, Smíchov, Janáčkovo nábřeží

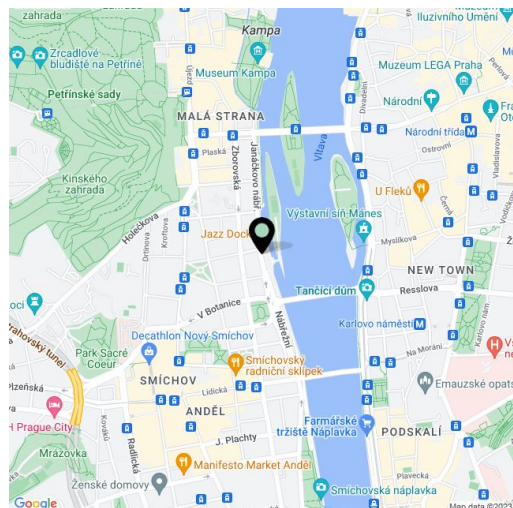
Ask for price

attributes and location Prague 5, Smíchov, Janáčkovo nábřeží

Parking	Garage parking included in the purchase price
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PENB	G
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Reference number	22336
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Introduction:

Janáčkovo nábřeží Palace, a Neoclassicist building undergoing a complete reconstruction, will offer top-of-the-line shell & core apartments and modern office space. This project benefits from its **unique location on the Vltava riverbank, the high standard of the building, and the services and facilities** that will be offered to its residents. The project also provides an individual approach for buyers who can, together with the developer, decide on a complete architectural proposal based on their wishes. During reconstruction of the whole building emphasis is being put on **preservation of original historical elements**, for example, refurbishment of the entrance door with fittings, the original marble staircase, and original railings. The services will include an onsite concierge. Modern technology will provide security and privacy. **Parking** is available onsite in the building's underground garage. The courtyard offers a **garden with full-grown trees** and custom lighting. All of this and more creates an ideal place for living in the heart of Prague.

History:

Many interesting buildings were built on Janáčkovo nábřeží, on the left bank of the Vltava River at the beginning of the 20th century. Their elegance and unique location attracted an array of artists, diplomats and historians who lived or met there for debating sessions. This corner building underwent an extensive reconstruction in 1925, which was led by Austrian architect Rudolf Eisler. The building's Baroque and neo-classicist features have been preserved. In the past famous people such as historian and university professor Josef Pekař, general Rudolf Medek, architect Josef Zitek and actress Nataša Gollová lived here.

Location:

Janáčkovo nábřeží is situated on the left Vltava embankment between the Palacký Bridge and the Legion Bridge, and is only a few minutes' walk from the Kinský Garden. The location offers all public amenities including schools, shops, restaurants and cafés. The Anděl shopping and entertainment center, Lycée Français de Prague, the Goethe Institute and Café Savoy are all situated nearby.

Project:

The six-story building offers **8 spacious apartments** (from 155 m² to 545 m²) and **21 garage parking spaces** in the automatic parking system. The building features a new glass elevator and entrance video system at both entrances to the building, video phone in each apartment and electronic locks at the entrance doors.

Apartments:

Each apartment is offered as shell & core - without partition walls, including new floors and ceilings, entrance doors, original replicas or refurbished windows and installation of new cables to the border of the apartment.



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Only bearing walls are preserved in the apartments so that the new owner can decide on the layout of the apartment. The developer will provide a complete architectural proposal and completion of the apartment including a detailed budget and construction implementation. Furthermore the developer will provide "made to order" implementations, or alternatively cooperation with an architect and suppliers based on the client's wishes. All apartments feature 2-3 garage parking spaces and a cellar (from 12 to 19 m²) based on the size of the apartment. Equipment includes security entrance door and preparation for installation of air-conditioning.

