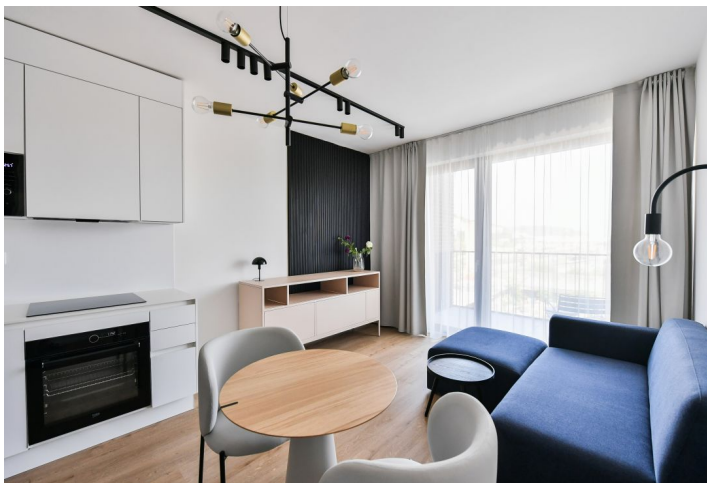


Apartment Studio (1+kk)

Rented

31.5 m², Prague 5, Smíchov, U Lihovaru



Apartment Studio (1+kk)

Rented

31.5 m², Prague 5, Smíchov, U Lihovaru

Total area	38 m ²
Floor area*	32 m ²
Loggia	6 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities is billed separately.
PENB	B
Reference number	103844
Available from	Immediately



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

An apartment in the new LIHOVAR residential district designed by the Black n'Arch studio. This completely furnished studio apartment with an enclosed balcony is situated on the 4th floor of a residential complex with underground parking and green roofs, in the new Smíchov Riverside area just steps from the left bank of the Vltava River, Čísařská louka, Podolí, or the nearby Dívčí hrady and Děvín. The project is shaped by the industrial heritage of Smíchov and the original refinery boasting preserved original features such as the Erektus chimney and the Distillery. Inspirational amenities include a food market, a gym, the Czech Photo Gallery, David Černý's Musoleum art gallery, street art, and Křištof Kintera's Garden of Lights. Set within easy reach of quality amenities, a kindergarten, elementary and high schools, as well as numerous sports and outdoor activities - Čísařská louka Golf, Podolí tennis and swimming, and bike paths along the river. With great transport accessibility, the project is located a short tram stop from the Smíchovské nádraží metro station (line B), and has easy connections to the D1 highway to Brno, the D5 highway to Plzeň, and the Václav Havel Airport.

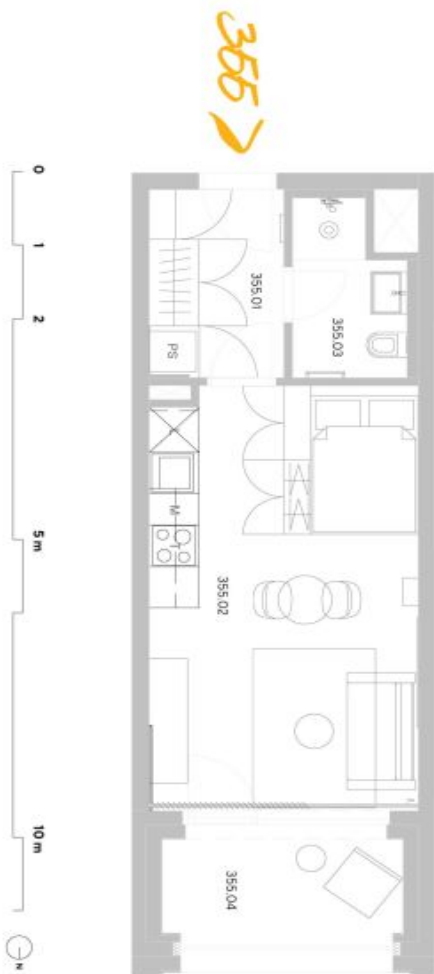
The interior features a living room/bedroom with a fully fitted open plan kitchen, a dining area and access to the **enclosed balcony**, a bathroom with a walk-in shower and toilet, and an entrance hall.

LOXONE smart home system, heat recovery ventilation, vinyl floors, tiles, built-in wardrobes, central underfloor heating, washing machine, dishwasher, video entry phone, active Internet connection, camera system, lift. A **garage parking** space is available at CZK 2,500/month + VAT. A **cellar** is available at an additional fee. Building amenities also include a **reception**, plus property management and on-site facility management services.

Apartment Studio (1+kk)

31.5 m², Prague 5, Smíchov, U Lihovaru

Rented



Exkluzivní zastoupení pro pronájem bytů
Eva Jilková, +420 257 328 281, +420 724 551 238, info@lihovar.cz

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INTERNATIONAL REAL ESTATE

Všechny informace (včetně, grafická zobrazení, obstarávané poplatky) uvedené na této stránce jsou pouze informativní povahy a nejsou přesnou představou realizace stavby projektu nebo bytů. Představitel pouze orientaci zájemců. Svéře může v budoucnu podléhat změnám. Změznými podléháním realizace je poskytována výhradně určitými dokumenty. Více informací k této stránce bytů a jednotlivým detailům na www.lihovar.cz/realizace nebo 20240213

LIHOVAR.CZ

byt 1+KK
31,50 m²
5 .NP - S

355



umístění na podlaží



přehled ploch

číslo	popis	rozloha (km ²)
355.01	Zabavení	4,80
355.02	Pokoje s kuchyňským koutkem	21,70
355.03	Koupelna + WC	3,40
obývací plocha jednotky		29,90

355.X	Svlekové korytce	1,60
podlahová plocha jednotky		31,50

přidružení	rozloha	
355.04	Lodžie	4,00

energetický štítek B - velmi úsporná

trigema