

## Apartment Two-bedroom (3+kk)

Rented

93.1 m<sup>2</sup>, Prague 5, Smíchov, U Lihovaru



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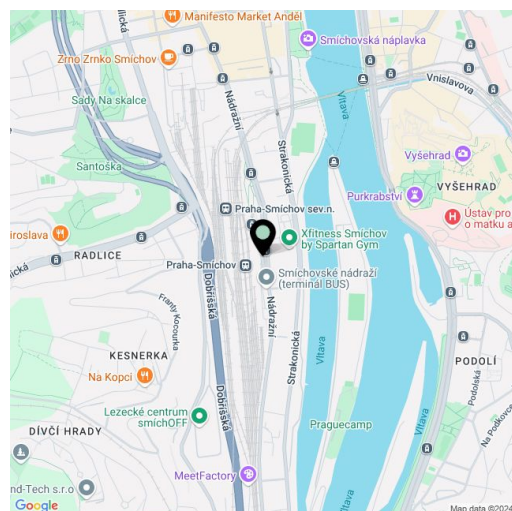
93.1 m<sup>2</sup>, Prague 5, Smíchov, U Lihovaru

Total area	99 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	103864
Available from	Immediately

Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This is a completely furnished 2-bedroom 2-bathroom apartment with an enclosed balcony, situated on the 6th floor in 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, Císařská 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, Czech Photo Gallery, David Černý's Musoleum art gallery, street art, and Křištof Kintera's Garden of Lights. Set within easy reach of good amenities, a kindergarten, primary and grammar schools, as well as numerous sports and outdoor activities - Císařská louka Golf, Podolí tennis and swimming, 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 motorway to Plzeň and the Václav Havel airport.

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

**LOXONE smart home system, heat recovery ventilation, air-conditioning, 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.



\* 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.

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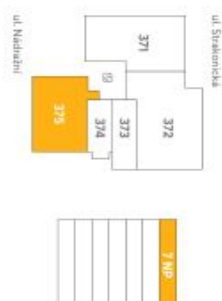
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**Exkluzivní zastoupení pro pronájem bytů**  
Eva Jilková, +420 257 328 281, +420 724 551 238, info@ihovar.cz  
svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Všechny informace (vizualizace, grafická zobrazení, obstarání popojíz) uvedené na této stránce jsou pouze informativní povahy a nelze je považovat za závazek poskytnutí nemovitosti. Pro více informací kontaktujte makléře nebo realitní kancelář. Představitel pouze orientaci zobrazení. Svému zájmu o budoucí podíl na nemovitosti je možné vyhradit právní dokumentem. Více informací k této stránce bytů a jednotlivým detailům na [www.ihovar.cz/zastoupeni](http://www.ihovar.cz/zastoupeni) nebo 20240213  
ihovar.cz

byt 3+KK  
93,10 m<sup>2</sup>  
7.NP - SJ

375



umístění na podlaží



průhled ploch

číslo	Zabíratí	podstata (v m <sup>2</sup> )
375.01a	Zabíratí	2,60
375.01b	Chodba	3,70
375.02	Pokoje & kuchyňským koutkem	30,80
375.03	Chodba	4,80
375.04	Pokoje	17,30
375.05	Pokoje	13,70
375.06	Koupelna + WC	6,00
375.07	Koupelna + WC	4,90
<b>obytá plocha jednotky</b>		<b>83,80</b>
375.X	Svate kornatice	9,30
<b>podlahová plocha jednotky</b>		<b>93,10</b>
<b>průhlednosti</b>		
375.09	Lodžie	6,00

energetický štítek B - velmi úsporná

