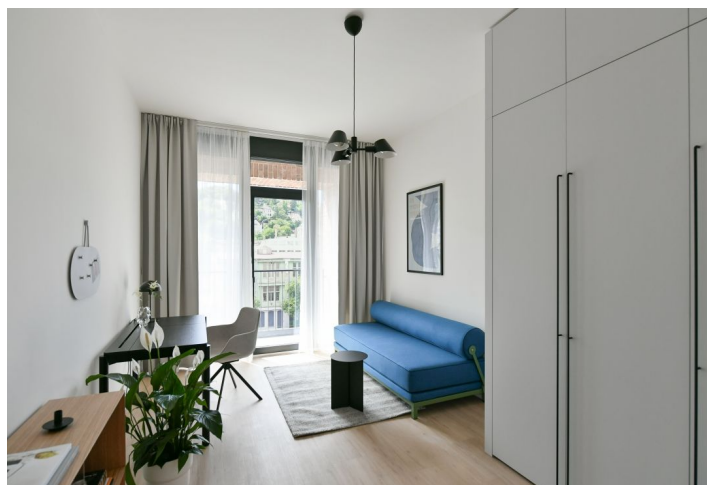
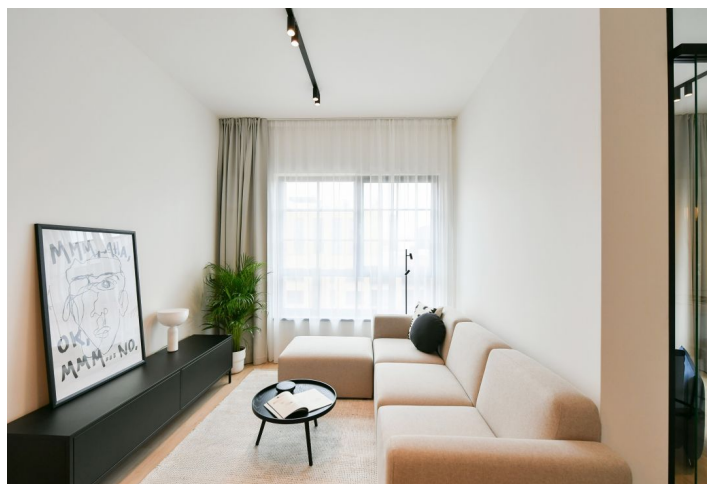
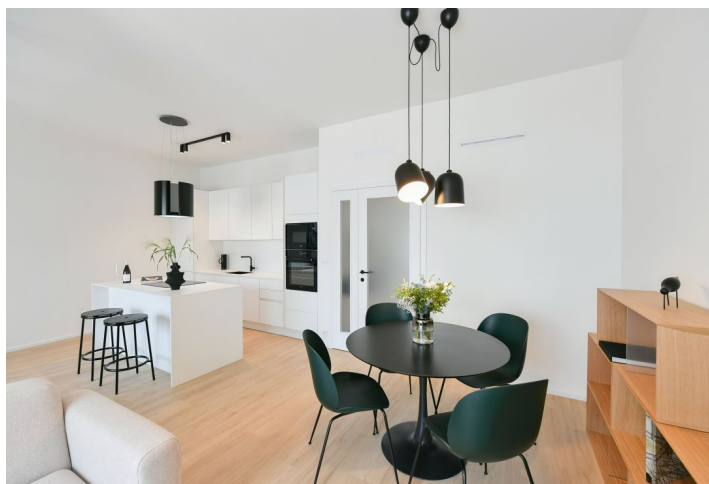




Apartment Two-bedroom (3+kk)

Rented

111.6 m², Prague 5, Smíchov, U Lihovaru





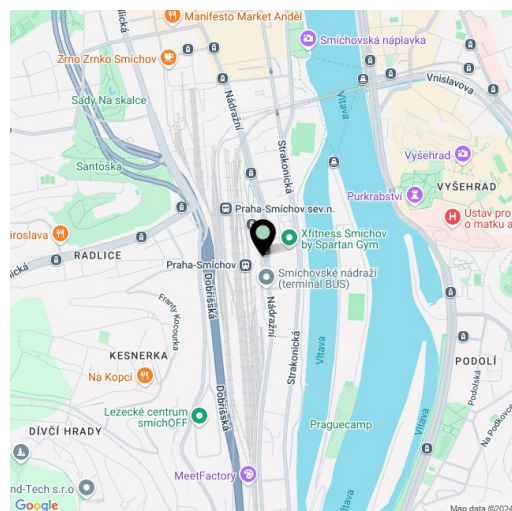
Apartment Two-bedroom (3+kk)

Rented

111.6 m², Prague 5, Smíchov, U Lihovaru

Total area	119 m ²
Floor area*	112 m ²
Balcony	5 m ²
Loggia	2 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	103785
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 a balcony and an enclosed balcony, situated on the 5th 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 and a dining area, office with an access to the **balcony** facing the courtyard, a bedroom with an en-suite bathroom (walk-in shower, toilet), a bedroom with an **enclosed balcony**, a family bathroom (bathtub), a separate toilet, a utility room, 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.

* 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.

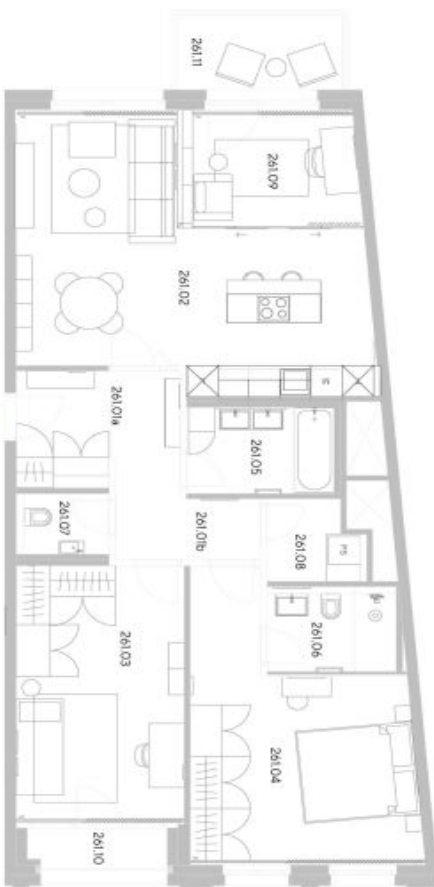


Apartment Two-bedroom (3+kk)

Rented

111.6 m², Prague 5, Smíchov, U Lihovaru

LIHOVAR
Spirit of
Smíchov



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

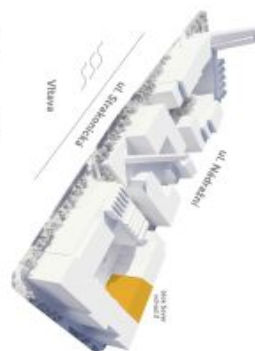
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Všechny informace (veřejnost, grafická zobrazení, obšarbové popisy) uvedené na této stránce jsou pouze informativní povahy a netvoří právní předpis. Realizace státního projektu nebo bytů. Představitel pouze zveřejňuje zobrazení. Které může v budoucnu podléhat změnám. Závazným podléháním realizace je provozní výtahová arnurní dokumentace. Více informací a foto stránky a jednotlivých detailů naleznete na www.lihovar.cz/realizace vnitřní 20240309

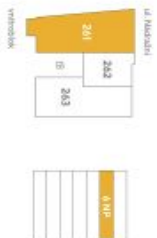
LIHOVAR.CZ

byt 3+KK
111,60 m²
6 .NP - VZ

261



umístění na podlaží



přehled ploch

Kódo	popis	rozloha (v m ²)
261.01A	Zabavení	4,50
261.01B	Chodba	7,20
261.02	Pokoje & kuchyňským ložnicem	29,80
261.03	Pokoje	17,50
261.04	Pokoje	20,50
261.05	Koupelna	5,20
261.06	Koupelna + WC	4,10
261.07	WC	2,10
261.08	Komora	2,80
261.09	Pracovna	8,90
obýtná plocha jednotky		102,60

261X Systém konstrukce
podlahové plochy jednotky 111,60

přifilement	rozloha
261.10	Ložnice
261.11	Balkón

energetický štítek B - velmi úsporná

