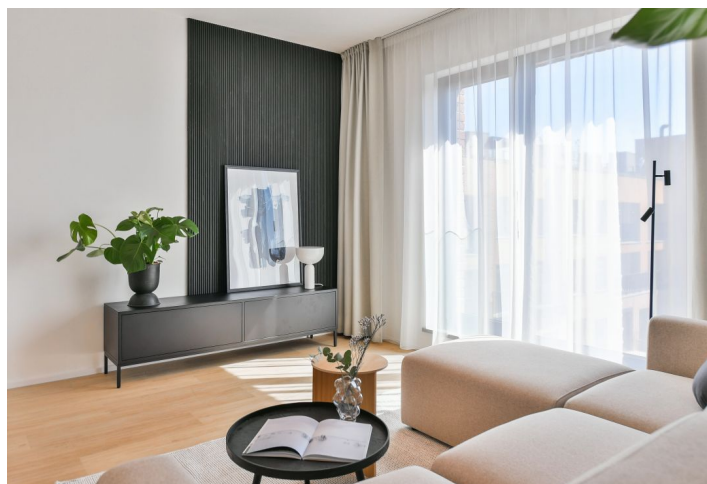




Apartment Two-bedroom (3+kk)

Rented

89.2 m², Prague 5, Smíchov, U Lihovaru





Apartment Two-bedroom (3+kk)

Rented

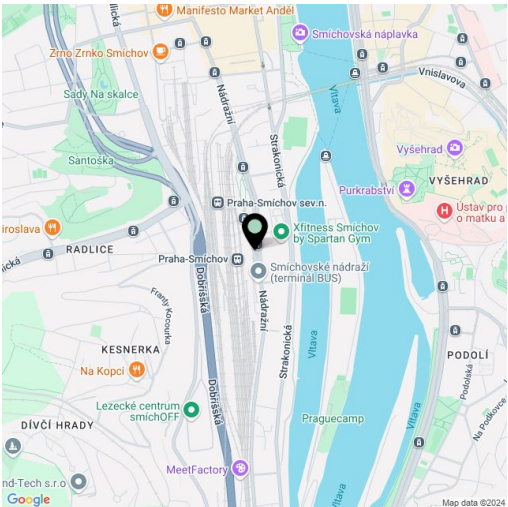
89.2 m², Prague 5, Smíchov, U Lihovaru

| | |
|------------------|---|
| Total area | 110 m² |
| Floor area* | 89 m² |
| Terrace | 4 m² |
| Loggia | 17 m² |
| Parking | Garage parking |
| Garage | Yes |
| Cellar | Yes |
| Service price | Monthly deposit for service charges and utilities is billed separately. |
| PENB | B |
| Reference number | 103787 |
| 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 apartment with an enclosed balcony and a terrace, 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, a dining area and access to the **enclosed balcony** facing the courtyard, 2 bedrooms with **terrace** access, a bathroom with a bathtub, a utility room, a separate 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 managment and on-site facility managment 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

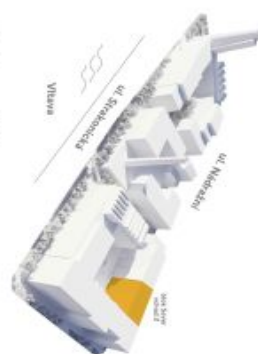
89.2 m², Prague 5, Smíchov, U Lihovaru



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, grafika, zobrazení, občasné popisy) uvedené na této stránce jsou pouze informativní povahy a nejsou právním předpisem.
Realizace stávajícího projektu nebo bytů. Představa pouze orientační zobrazení, které může v budoucnu podléhat změnám. Zobrazení podléhají realizaci
je poskytována výhradně pro informaci. Více informací a foto bank bytů a jednotlivých detailů na: www.lihovar.cz/realizace
verze 20240210

lihovar.cz

byt 3+KK
89,20 m²
6 .NP – VZ



umístění na podlaží



přehled ploch

| část | rozloha (v m ²) |
|----------------------------------|-----------------------------|
| 263.01a Zábav | 5,20 |
| 263.01b Chodba | 6,70 |
| 263.02 Pokoj s kuchyňským koutem | 34,70 |
| 263.03 Pokoj | 11,40 |
| 263.04 Pokoj | 14,50 |
| 263.05 Koupelna | 4,20 |
| 263.06 WC | 2,30 |
| 263.07 Komora | 3,90 |
| obytelná plocha jednotky | 82,90 |
| 263.X Srdle kornatice | 6,30 |
| podlahová plocha jednotky | 89,20 |

příslušenství

| | |
|---------------|-------|
| 263.08 Lodžie | 16,60 |
| 263.09 Terasa | 4,30 |

energetický štítek B - velmi úsporná

