



## Apartment Two-bedroom (3+kk)

Rented

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



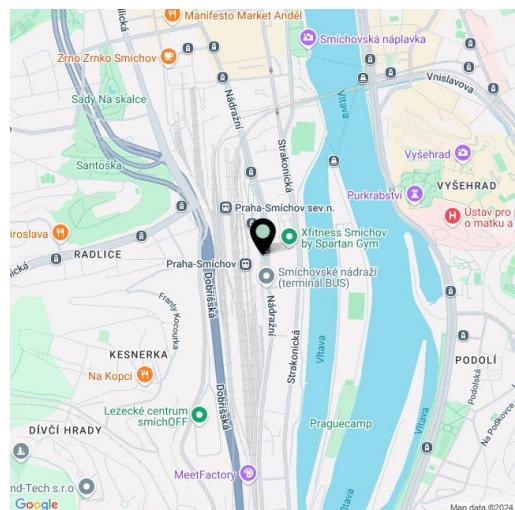


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Total area	94 m <sup>2</sup>
Floor area*	89 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities is billed separately.
PENB	B
Reference number	103790
Available 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 atelier. This completely furnished 2-bedroom apartment with an enclosed balcony is situated on the 6th 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, Císařská Louka, Podolí, or the nearby Dívčí hrady and Děvín parks. 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. Set within easy reach of good amenities, a kindergarten, an elementary and high school, as well as numerous sports and outdoor activities - Císařská 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 with a fully fitted open plan kitchen, dining area, and access to the **enclosed balcony** facing the courtyard, 2 bedrooms, a bathroom with a bathtub, a separate toilet, a utility room, 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, elevator.** 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.



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**LIHOVAR**  
Spirit of  
Smíchov

byt 3+KK  
88,60 m<sup>2</sup>  
7.NP - VZ

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Exkluzivní zastoupení pro pronájem bytu  
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je prováděn výměnou výměnou dokumentů. Více informací k danému bytu a jeho potencionálním důmům naleznete na [www.lihovar.cz](http://www.lihovar.cz)

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