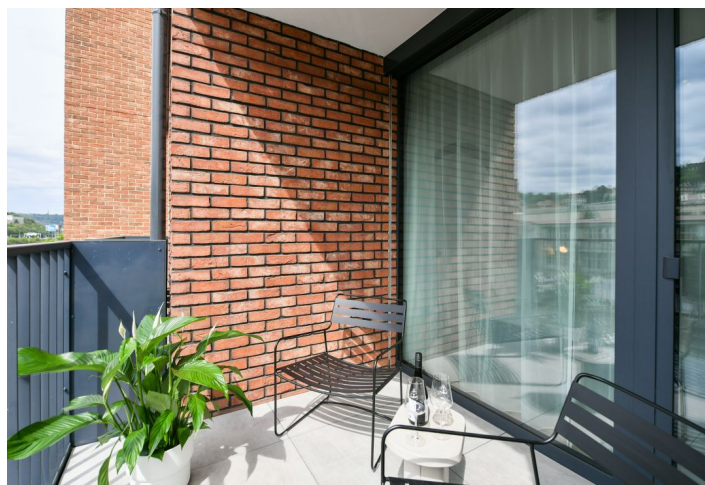
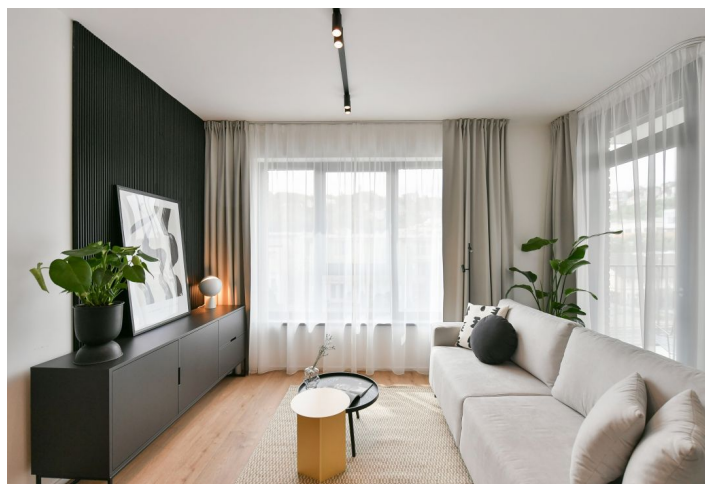




Apartment One-bedroom (2+kk)

Rented

53 m², Prague 5, Smíchov, U Lihovaru



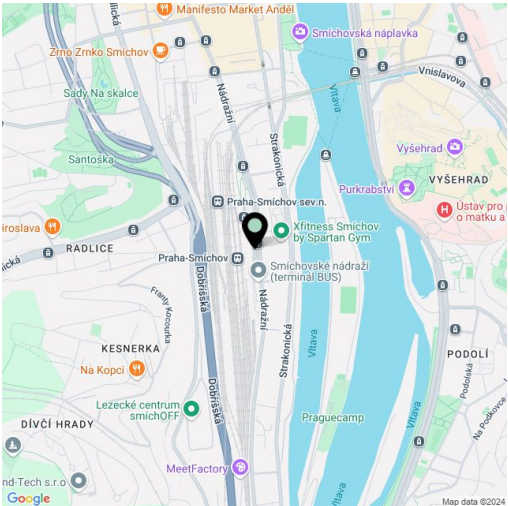


Apartment One-bedroom (2+kk)

Rented

53 m², Prague 5, Smíchov, U Lihovaru

Total area	59 m²
Floor area*	53 m²
Loggia	6 m²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	103821
Available from	Immediately



Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This is a completely furnished 1-bedroom apartment with an enclosed balcony, situated on the 4th 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. 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, a bedroom, a bathroom with a bathtub and a toilet, and an entrance hall. The **enclosed balcony** is accessible from both main rooms.

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 One-bedroom (2+kk)

Rented

53 m², Prague 5, Smíchov, U Lihovaru

LIHOVAR
Spirit of
Smíchov

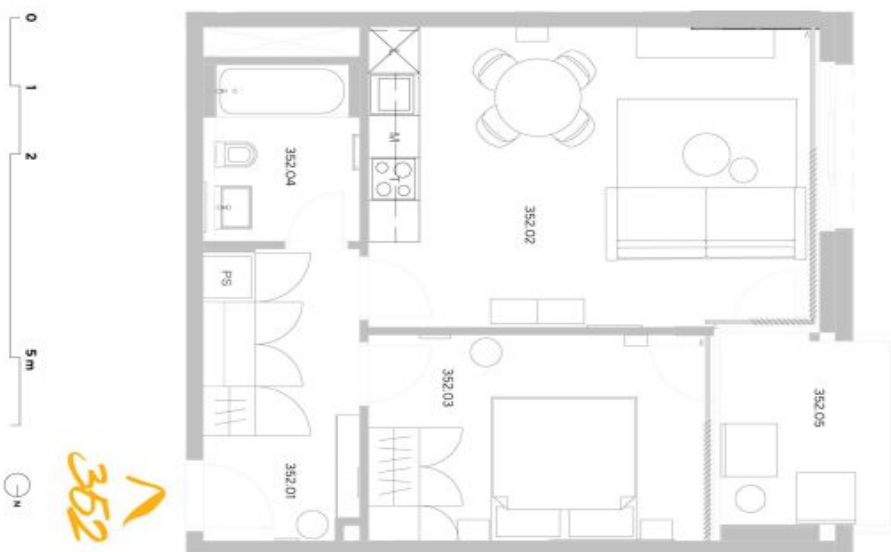
Exkluzivní zastoupení pro pronájem bytů

Eva Jilková, +420 257 328 281, +420 724 551 238, info@lihovar.cz

svoboda&williams | CHRISTIE'S

Všechny informace (včetně, grafická zobrazení, obstarání poplatků) uvedených na této stránce jsou pouze informativní povahy a nejsou předmětem
realizační smlouvy projevů nebo bytů. Představení pouze orientační zobrazení, které může v budoucnu podléhat změnám. Záznamem podléháním realitace
je poskytnutí výhradní právní dokumentace. Více informací k této stránce bytů a jednotlivých detailů na www.lihovar.cz/realitace
verze 20200213

lihovar.cz



byt 2+KK
53,00 m²
5 .NP - Z

352



umístění na podlaží



přehled ploch

číslo	zkratka	rozloha (m²)
352.01	Zábratí	6,10
352.02	Pokoje s kuchyňským koutem	24,50
352.03	Pokoje	12,90
352.04	Koupelna + WC	4,50
obytelná plocha jednotky		50,00
352.X	Svída konstatce	3,00
podlahová plocha jednotky		53,00
příslušenství		
352.05	Lodžie	5,80

energetický štítek B - velmi úsporná

trigema