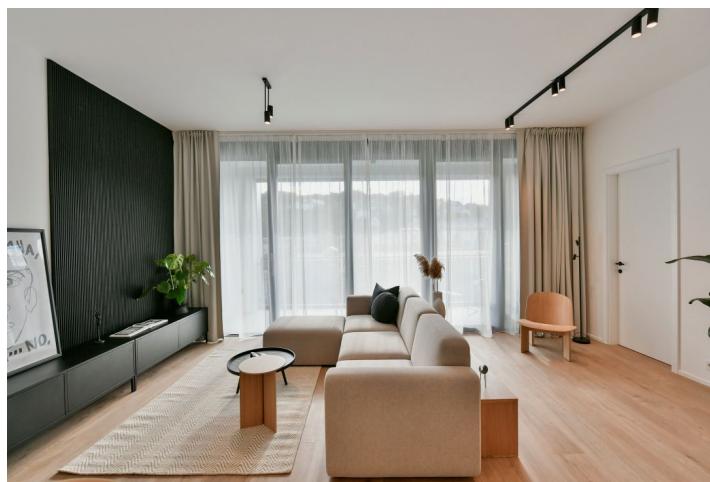




## Apartment Three-bedroom (4+kk)

Rented

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



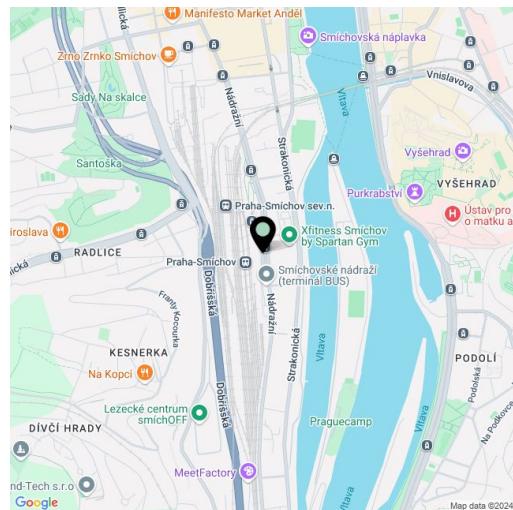


## Apartment Three-bedroom (4+kk)

Rented

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

Total area	139 m <sup>2</sup>
Floor area*	110 m <sup>2</sup>
Terrace	29 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	103846
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.

**Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This is a completely furnished 3-bedroom 2-bathroom apartment with 2 terraces, 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. Amenities that go above and beyond will include a food market, the Czech Photo Gallery, David Černý's Musoleum art gallery and street art. Set within easy reach of good amenities, a kindergarten, primary and high schools, as well as numerous sports and outdoor activities - golf on Císařská louka, tennis and swimming in Podolí, 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 and a dining area, a master bedroom with a walk-in closet and an en-suite bathroom with a walk-in shower and a toilet, two bedrooms, a bathroom with a bathtub, a separate toilet, a utility room, and an entrance hall. All main rooms have access to one of the **terraces**.

**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.**



## Apartment Three-bedroom (4+kk)

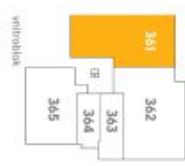
Rented

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

**LIHOVAR**  
Spirit of  
Smíchov

byt 4+KK  
110,40 m<sup>2</sup>  
6.NP - VZ

**361**



umístění na podlaží



přehled ploch

číslo	rozloha (v m <sup>2</sup> )
361.01	28,67
361.02	10,50
361.03	35,40
361.04	14,90
361.05	13,50
361.06	13,10
361.07	4,30
361.08	4,40
361.09	2,10
361.10	4,40
<b>obytná plocha jednotky</b>	<b>102,60</b>
361.X	7,80
<b>počet koupelen jednotky</b>	<b>110,40</b>

počet koupelen	rozloha (v m <sup>2</sup> )
361.10	17,60
361.11	11,10

energeticky štítek B - velmi uspořej

Exkluzivní zastoupení pro pronájem bytů  
Eva Jílková, +420 257 328 281, +420 724 551 238, info@lihovar.cz  
Všechny informace (vizuály, grafické zápravy, obrázkové, vizuální) uvedené na této webové stránce jsou informačního charakteru a nejsou vlastníkem bytu. Přesnou hodnotu vlastního bytu určí koncový smluvní smlouva. Všechny podkladové dokumenty jsou k dispozici u vlastníka bytu a jeho zástupce. Všechny informace jsou uvedeny v jednotce m<sup>2</sup>.  
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