



Apartment Studio (1+kk)

31.4 m², Prague 5, Smíchov, U Lihovaru

Rented





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Total area	37 m²
Floor area*	31 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	103849
Available from	Immediately



Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This is a completely furnished studio apartment with 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, Čísařská 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 - Čísařská 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 / bedroom with a fully fitted open plan kitchen, a dining area and access to the **enclosed balcony**, a bathroom with a walk-in shower and a 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 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.



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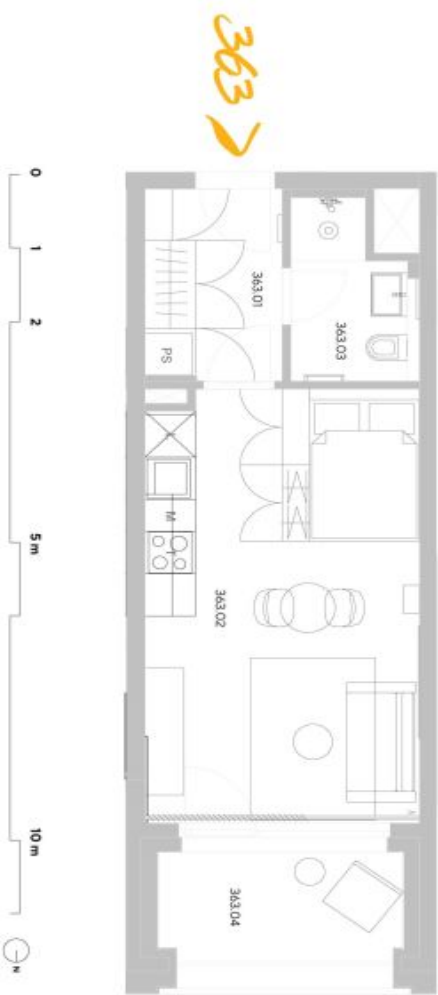
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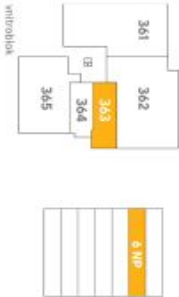
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byt 1+KK
31,40 m²
6.NP-S

363

ul. Smrkovská



umístění na podlaží



přehled ploch

číslo	záměr	rozloha (m²)
363.01	Zábrani	4,80
363.02	Pokoje s kuchyňským koutem	21,40
363.03	Koupelna + WC	3,40
obýtná plocha jednotky		29,60
363.X	Svlečnice	1,80
podlahová plocha jednotky		31,40
příslušenství		
363.04	Lodžie	5,70

energetický štítek B - velmi úsporná

