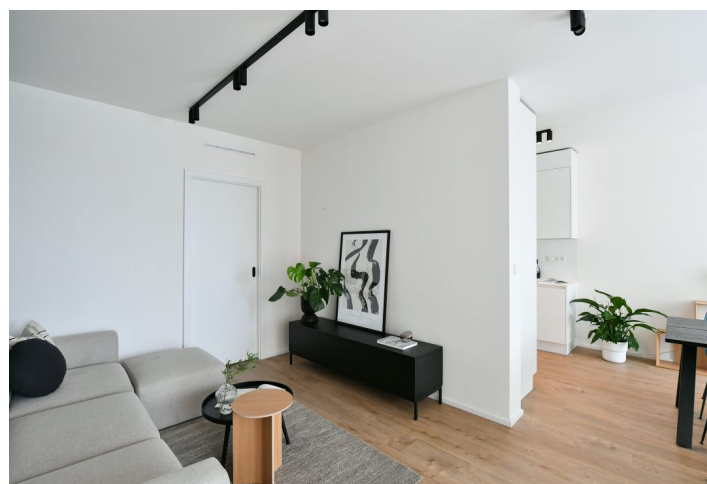
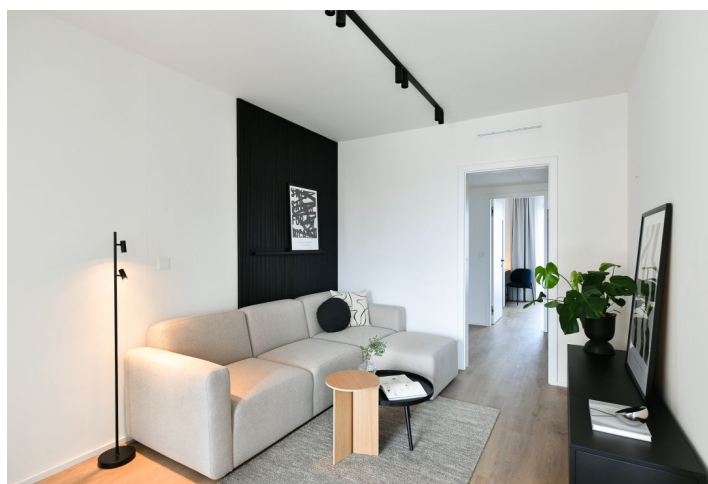




Apartment Two-bedroom (3+kk)

Rented

93.1 m², Prague 5, Smíchov, U Lihovaru





Apartment Two-bedroom (3+kk)

Rented

93.1 m², Prague 5, Smíchov, U Lihovaru

Total area	99 m²
Floor area*	93 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	103864
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 2-bedroom 2-bathroom apartment with an enclosed balcony, situated on the 6th 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, a master bedroom with an en-suite bathroom with a walk-in shower and a toilet, a second bedroom, a bathroom with a bathtub and a toilet, 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, 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 Two-bedroom (3+kk)

Rented

93.1 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

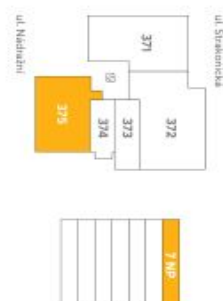
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Všechny informace (včetně, grafická zobrazení, obstarání poplatků) uvedených na této stránce jsou pouze informativní povahy a nejsou přímou představou realitace stávajícího projektu nebo bytů. Představa pouze orientační zobrazení, které může v budoucnu podléhat změnám. Zobrazení podléhají realitace je poskytována výhradně smluvní dokumentace. Více informací k této stránce bytů a jednotlivým detailům na www.lihovar.cz/realitace verze 20240213

lihovar.cz

byť 3+KK
93,10 m²
7.NP – SJ

375



umístění na podlaží



přehled ploch

číslo	záběr	rozdělná (v m ²)
375.01a	Záběr	2,60
375.01b	Chodba	3,70
375.02	Pokoje & kuchyňským koutem	30,80
375.03	Chodba	4,80
375.04	Pokoje	17,30
375.05	Pokoje	13,70
375.06	Koupelna + WC	6,00
375.07	Koupelna + WC	4,90
obytelná plocha jednotky		83,80
375.X	Svítelné korytko	9,30
podlahová plocha jednotky		93,10
příslušenství		
375.09	Ložnice	6,00

energetický štítek B - velmi dobrá

trigema