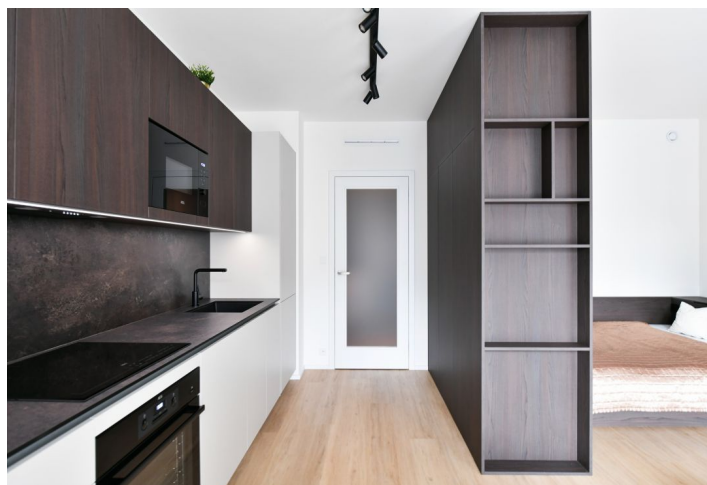
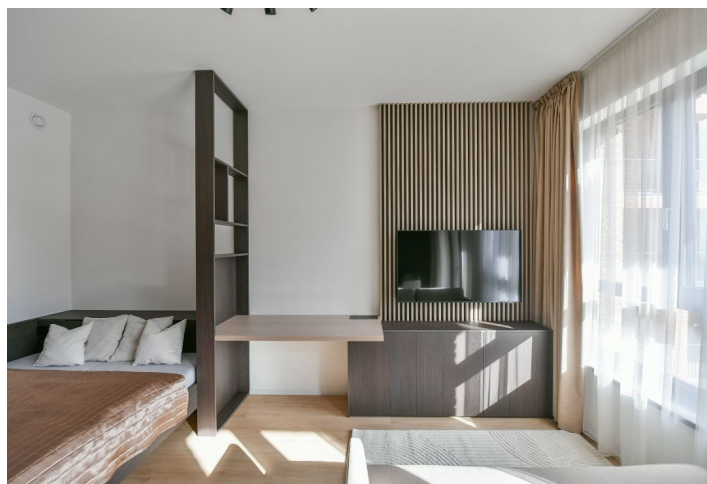
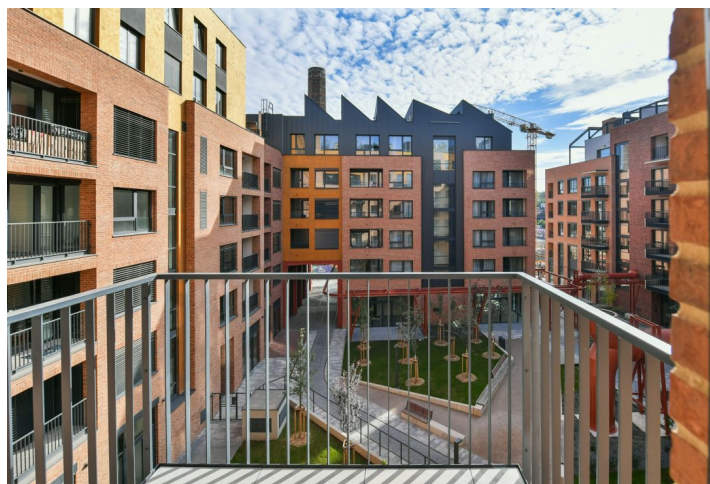




Apartment Studio (1+kk)

34.2 m², Prague 5, Smíchov, U Lihovaru

Rented



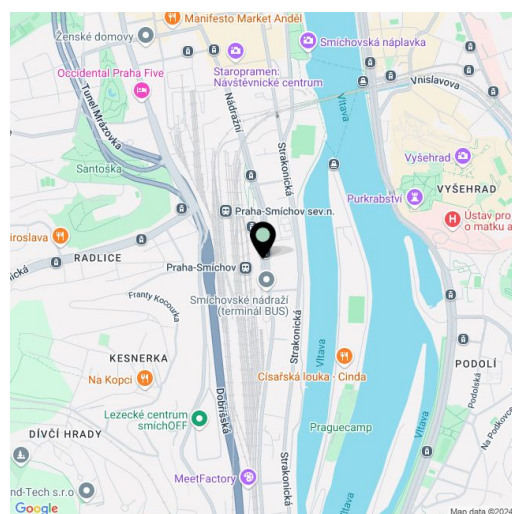


Apartment Studio (1+kk)

Rented

34.2 m², Prague 5, Smíchov, U Lihovaru

Total area	38 m²
Floor area*	34 m²
Balcony	4 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, and heating CZK 4,000. Electricity is billed separately - transferred to the tenant.
PENB	B
Reference number	105928
Available from	Immediately



Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This furnished studio apartment with a balcony, situated on the 3rd 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 greea areas. The project is shaped by the industrial heritage of Smíchov and the original refinery boasting preserved original features such as the Erektus chimney and Distillery. Inspirational amenities include a food market, a gym, the 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, elementary and high schools, as well as numerous sports and outdoor activities - Císařská louka Golf, 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 includes a living room/bedroom with a fully fitted open plan kitchen and access to the **balcony**, a bathroom with a walk-in shower, toilet, and bidet, and an entrance hall. The apartment **faces the courtyard**.

LOXONE smart home system, **heat recovery ventilation**, vinyl floors, tiles, central underfloor heating, built-in wardrobes, washing machine, dishwasher, induction stove top, microwave oven, TV, video entry phone, a cellar, camera system, lift. A **garage parking** space is available at CZK 2,500/month. Building amenities include a **reception**.

* 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 Studio (1+kk)

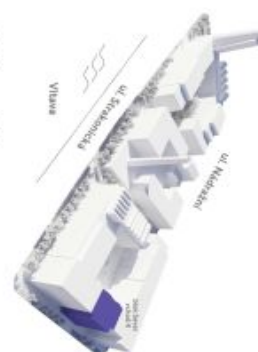
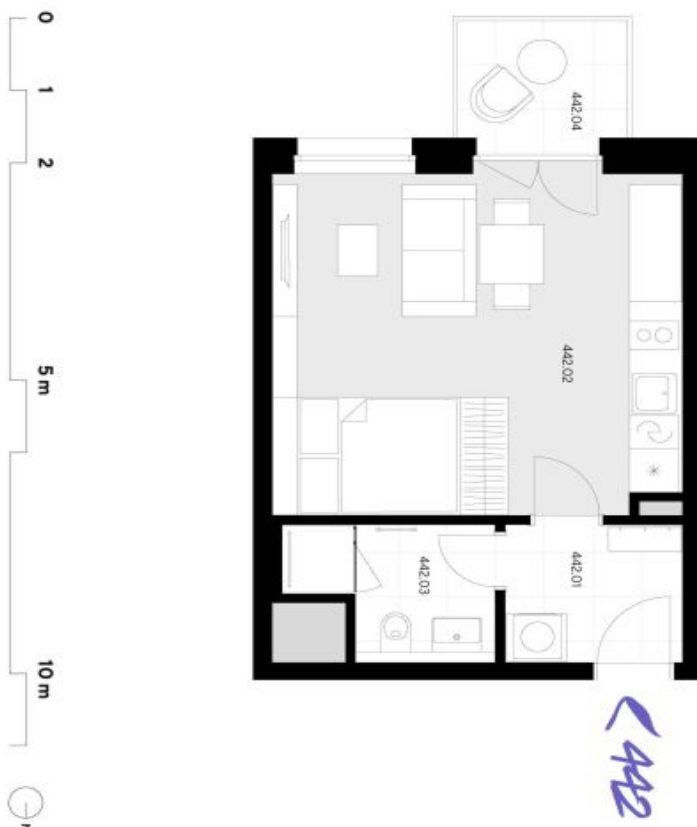
34.2 m², Prague 5, Smíchov, U Lihovaru

Rented

LIHOVAR
Společnost
Smíchov

Všechné informace (kvalitace, grafika zobrazení, obložkové podlahy) uvedené na této stránce jsou pouze informativní. Poskytnutí a nebytové podlahy realizace stavby projektu nebo bytů. Představení pouze orientační zobrazení, které může v budoucnu podléhat změnám. Zdravým podléháním realitace je poskytována výhradně smyslem dokumentace. Více informací k této nabídce lze získat u jednotlivých makléřů na: www.lihovar.cz/realitace nebo 204 60 032

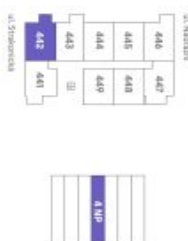
lihovar.cz



byt 1+KK
34,20 m²
4.NP - J

442

umístění na podlaží



přehled ploch

číslo	část	rozloha (v m²)
442.01	Zábav	4,10
442.02	Pokoje s kuchyňským koutem	24,00
442.03	Koupelna + WC	3,90
obýtná plocha jednotky		32,00
442.X	Svite konstrukce	2,20
podlahová plocha jednotky		34,20
přislušenství		
442.04	Balkon	3,70
90	Parkovací stání	13,60
502089	Sklep	4,10

energetický štítek B - velmi hospodná

trigema