



## Apartment One-bedroom (2+kk)

Rented

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





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Total area	59 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Loggia	6 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	103773
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 third 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 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 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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**Exkluzivní zastoupení pro pronájem bytů**  
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 Svoboda&Williams | CHRISTIE'S  
 IlihoVar.cz

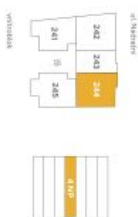
IlihoVar.cz

byt 2+kk  
53,00 m<sup>2</sup>  
4.NP - Z

244



umístění na podlaží



průhled ploch

část	rozloha (v m <sup>2</sup> )	
244.01	Základní	7,90
244.02	Pokoje s kuchyňským koutkem	24,60
244.03	Pokoje	12,90
244.04	Koupelna + WC	4,50
<b>obytelná plocha jednotky</b>		<b>49,90</b>
244.X	Společná konstrukce podlahová plocha jednotky	3,10
<b>průhledy</b>		<b>53,00</b>
244.05	Lodžie	5,80

energetický štítek B - velmi úsporné

