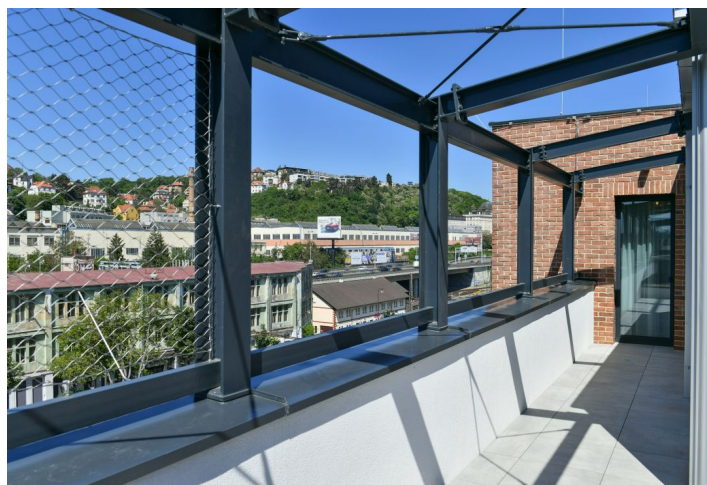




Apartment Four-bedroom (5+kk)

Rented

165.2 m², Prague 5, Smíchov, Nádražní





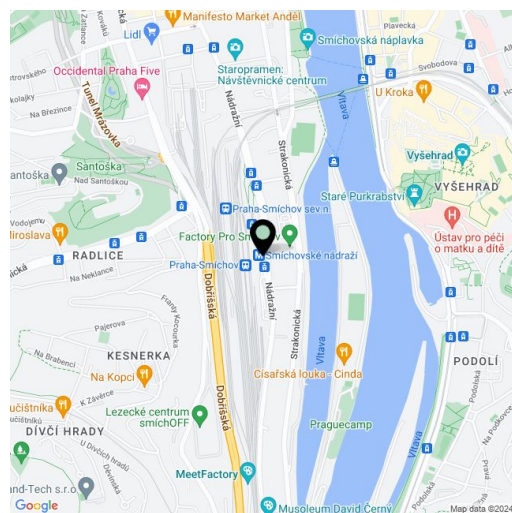
Apartment Four-bedroom (5+kk)

Rented

165.2 m², Prague 5, Smíchov, Nádražní

Total area	289 m ²
Floor area*	165 m ²
Terrace	122 m ²
Loggia	2 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities is billed separately.
PENB	B
Reference number	103788
Available from	Immediately

Brand new apartment in the newly emerging LIHOVAR residential neighborhood designed by the Black n'Arch studio. This completely furnished 2-bathroom apartment with a huge terrace and an enclosed balcony is situated on the 6th 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. Amenities that go above and beyond 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, 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 dining area, three bedrooms, a study/fourth bedroom with access to the **enclosed balcony**, an en-suite bathroom with a walk-in shower and a toilet, a bathroom with a bathtub, a separate toilet, a utility room, and an entrance hall. The **terrace** is accessible from the living room and two bedrooms.

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, elevator. A **garage parking** space is available at CZK 2,200/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.

For more information, visit web site of the [Lihovar](#) project.

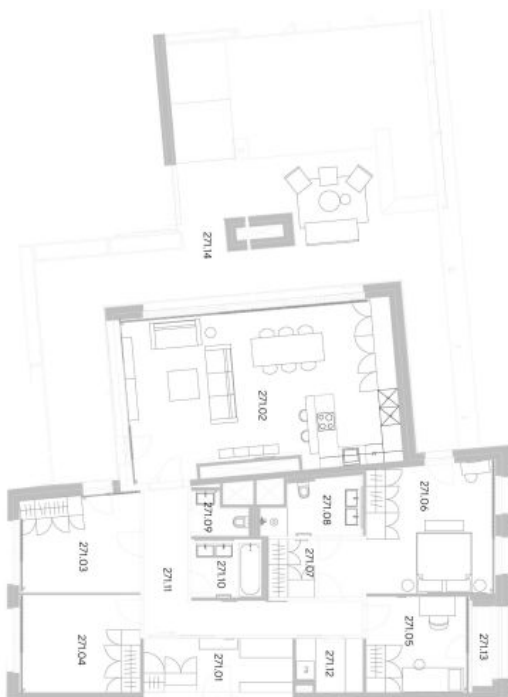
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Four-bedroom (5+kk)

165.2 m², Prague 5, Smíchov, Nádražní

Rented



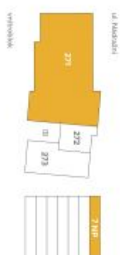
Exkluzivní zastoupení pro pronájem bytů
Eva Jilková, +420 257 328 281 +420 724 551 238, info@ihnovar.cz
svoboda&williams | CHRISTIE'S
IHNOVAR.CZ

IHNOVAR.CZ

byt 5+KK
165,20 m²
7.NP - JV



umístění na podlaží



prehled ploch

číslo	Změňtí	rozloha (m ²)
271.01	Základní	9,10
271.02	Podlaží s kuchyňským koutkem	49,70
271.03	Lobnice	13,40
271.04	Lobnice	13,40
271.05	Pracovna	11,20
271.06	Lobnice	18,80
271.07	Sířna	6,40
271.08	Koupelna	5,50
271.09	WC	2,40
271.10	Koupelna	4,30
271.11	Chodba	14,00
271.12	Komora	3,80
obytelná plocha jednotky		151,70
271.X	Stáje konstrukce	13,50
podlahová plocha jednotky		165,20
přístřeptvenství		
271.14	Lodžie	2,20
271.15	Terasa	121,70

energetický štítek B - velmi úsporná

