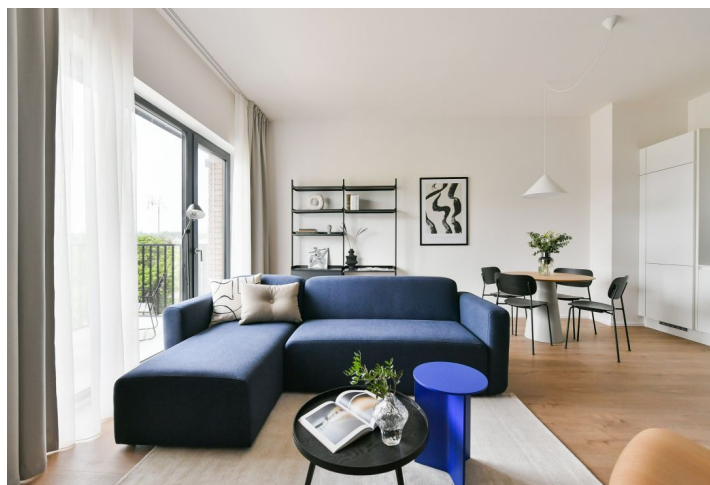
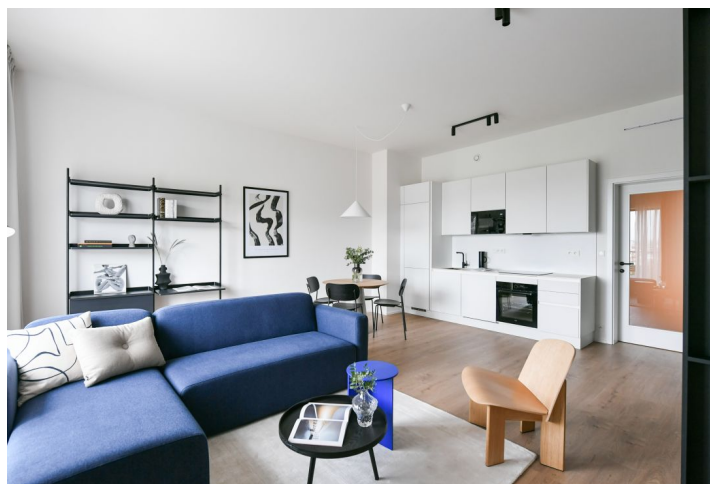
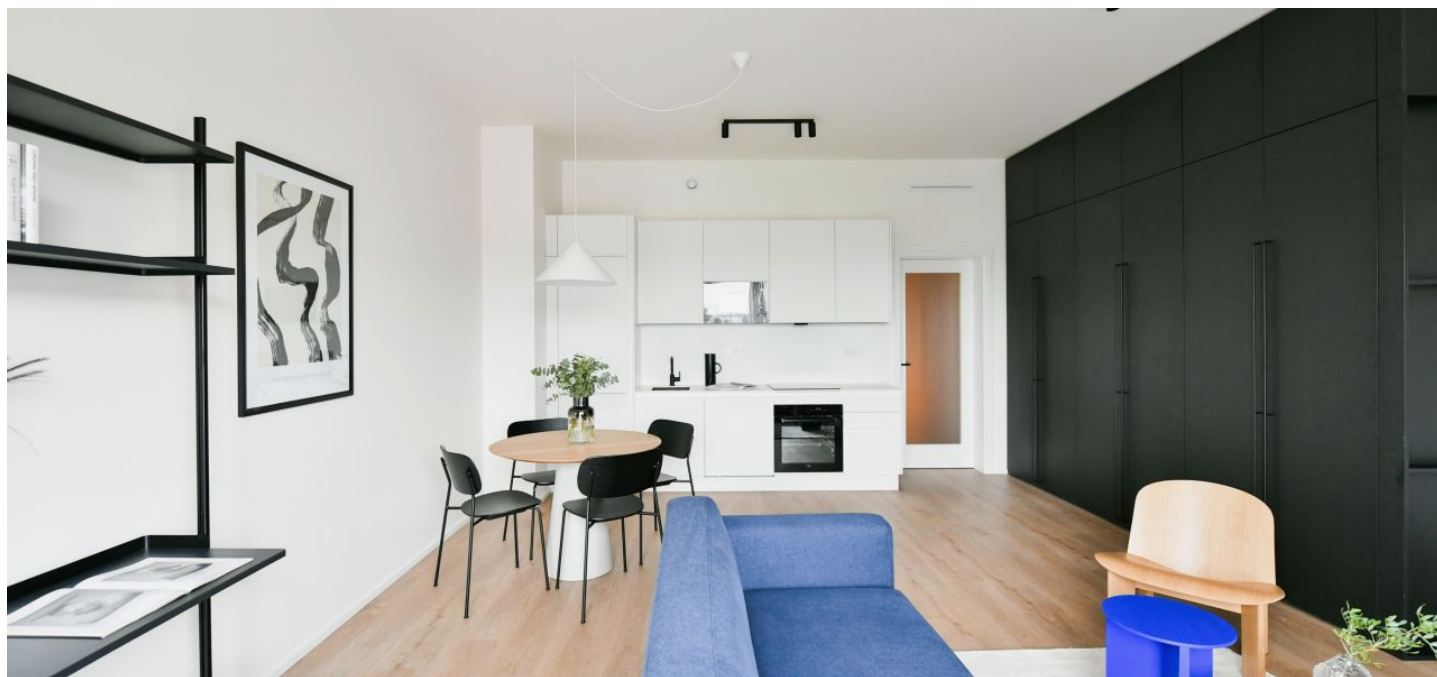




## Apartment One-bedroom (2+kk)

€ 1 396 | CZK 35 010

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





## Apartment One-bedroom (2+kk)

€ 1 396 | CZK 35 010

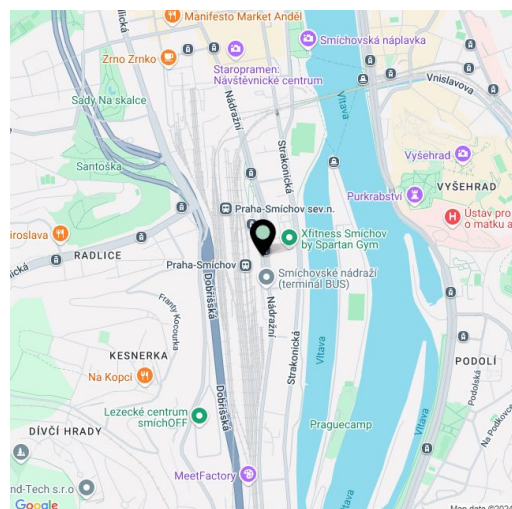
70.7 m<sup>2</sup>, Prague 5, Smíchov, U Lihovaru

Total area	76 m <sup>2</sup>
Floor area*	71 m <sup>2</sup>
Balcony	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	103797
Available from	Immediately

An apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This is a completely furnished 1-bedroom apartment with a balcony, situated on the first 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. 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 balcony, a bedroom with an en-suite bathroom with a bathtub and a toilet, a separate 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.



# Apartment One-bedroom (2+kk)

€ 1 396 | CZK 35 010

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



**Exkluzivní zastoupení pro pronájem bytů**  
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svoboda&williams | CHRISTIE'S  
www.svoboda-williams.com

LIHOVAR.CZ

byt 2+KK  
70,70 m<sup>2</sup>  
2 .NP - SJ



umístění na podlaží



průhled ploch

číslo	Zabíraní	podstata (v m <sup>2</sup> )
327.01a	Zabíraní	6,80
327.01b	Chodba	6,90
327.02	Pokoje & kuchyňským koutkem	33,20
327.03	Pokoje	17,60
327.04	Koupelna + WC	4,60
327.05	WC	2,20
<b>obytelná plocha jednotky</b>		<b>66,30</b>
327 X	Svazek konstrukce	4,40
<b>podlahová plocha jednotky</b>		<b>70,70</b>
<b>příslušenství</b>		
327.06	Balkón	5,70

energetický štítek B - velmi úsporné

