



## Apartment Two-bedroom (3+kk)

Rented

102.7 m<sup>2</sup>, Praha 5, Smíchov, U Lihovaru



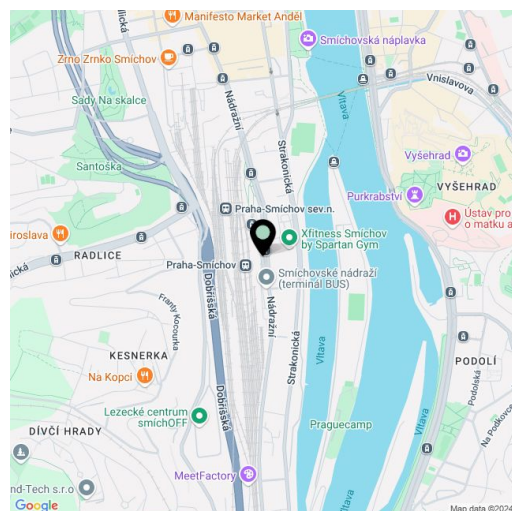


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Total area	117 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	103830
Available from	Immediately

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 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, 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**, an office, a master bedroom with an en-suite bathroom with a walk-in shower and a toilet, a second bedroom, a bathroom with a bathtub, a separate toilet, a utility room, 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.



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**Exkluzivní zastoupení pro pronájem bytů**  
Eva Jilková, +420 257 328 281 +420 724 551 238, info@lihovar.cz  
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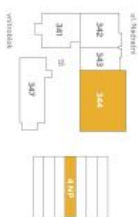
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INTERNATIONAL REAL ESTATE

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byt 3+kk  
102,70 m<sup>2</sup>  
4. NP - SZ



umístění na podlaží



prehled ploch

číslo	část	rozloha (v m <sup>2</sup> )
344.01a	Základní	4,90
344.01b	Chodba	7,00
344.02	Podlaží s kuchyní/sálou	33,10
344.02b	Pracovní	9,80
344.03	Podlaží	14,50
344.04	Podlaží	12,70
344.05	Koupelna	4,30
344.06	Koupelna + WC	3,90
344.07	WC	1,70
344.08	Koridory	4,10
<b>obytelná plocha jednotky</b>		<b>96,00</b>
344.X	Stavba konstrukce	6,70
<b>podlahová plocha jednotky</b>		<b>102,70</b>

**přístavky**  
344.09 Lodiže 14,10  
energetický štítek B - velmi úsporné

