



Apartment Three-bedroom (4+kk)

Rented

109.6 m², Prague 5, Smíchov, U Lihovaru





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Total area	119 m ²
Floor area*	110 m ²
Terrace	9 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges and utilities is billed separately.
PENB	B
Reference number	103854
Available from	Immediately

Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This is a completely furnished 3-bedroom 2-bathroom apartment with a terrace, situated on the 6th 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. Amenities that go above and beyond will include a food market, the Czech Photo Gallery, David Černý's Musoleum art gallery and street art. 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 a dining area, a master bedroom with an en-suite bathroom with a walk-in shower and a toilet, two bedrooms, a bathroom with a bathtub, a separate toilet, a utility room, and an entrance hall. The terrace is accessible from the living room and the master bedroom.

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, 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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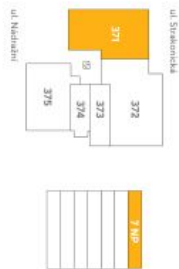
Rented



Exkluzivní zastoupení pro pronájem bytů
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 svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE
 Lihovar.cz

Byt 4+kk
 109,60 m²
 7.NP - VZ

371



umístění na podlaží



průhled ploch

číslo	část	rozloha (v m ²)
371.01	Zábrstí	10,50
371.02	Pokoj s kuchyňským koutkem	35,40
371.03	Pokoj	14,70
371.04	Pokoj	13,20
371.05	Pokoj	12,80
371.06	Koupelna	4,30
371.07	Koupelna + WC	4,40
371.08	WC	2,10
371.09	Koridory	4,40
	obytvá plocha jednotky	101,80
371.X	Stáje koněkudce	7,80
	podlahová plocha jednotky	109,60
příslušenství		
371.10	Terasa	9,20

energetický štítek B – velmi úsporné

