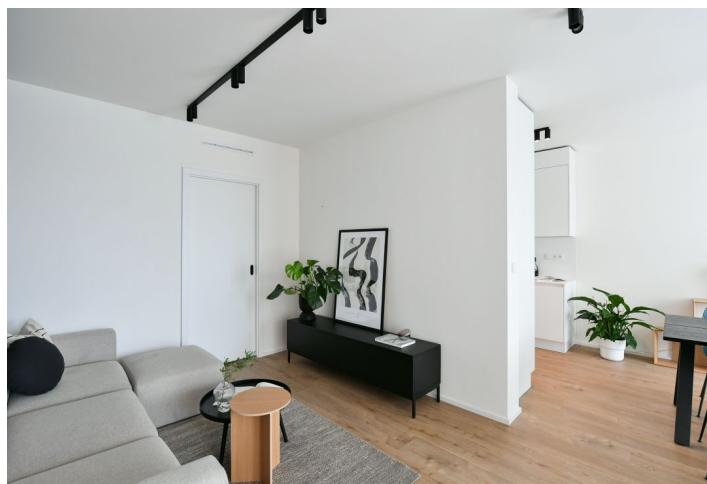
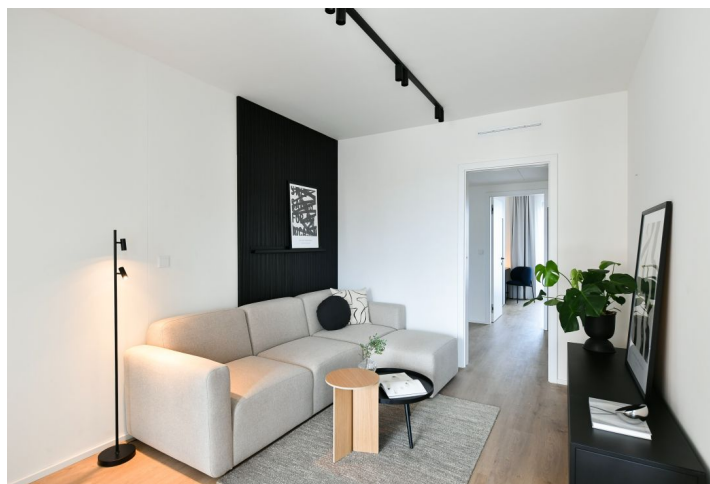




Apartment Two-bedroom (3+kk)

Rented

93.1 m², Praha 5, Smíchov, U Lihovaru





Apartment Two-bedroom (3+kk)

Rented

93.1 m², Praha 5, Smíchov, U Lihovaru

Total area	99 m ²
Floor area*	93 m ²
Loggia	6 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	103864
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 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, 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, a dining area and access to the **enclosed balcony** facing the courtyard, a master bedroom with an en-suite bathroom with a walk-in shower and a toilet, a second bedroom, a bathroom with a bathtub and a toilet, and an entrance hall.

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.



Apartment Two-bedroom (3+kk)

Rented

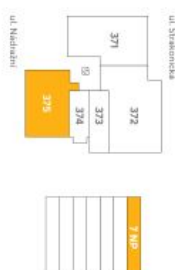
93.1 m², Praha 5, Smíchov, U Lihovaru



Exkluzivní zastoupení pro pronájem bytů
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 svoboda&williams | CHRISTIE'S
 Iihovar.cz



byt 3+kk
 93.10 m²
 7.NP - SJ



umístění na podlaží



přehled ploch

část	rozloha (v m ²)
375.01a Zdvahy	2,60
375.01b Chodba	3,70
375.02 Pokoj s kuchyňským koutkem	30,80
375.03 Chodba	4,80
375.04 Pokoj	17,30
375.05 Pokoj	13,70
375.06 Koupelna + WC	6,00
375.07 Koupelna + WC	4,90
obýtná plocha jednotky	83,80
375.X Sítě kotevnice	0,30
podlahová plocha jednotky	93,10
příslušenství	
375.09 Lodiště	6,00

energetický štítek B - velmi úsporná

