



## Apartment One-bedroom (2+kk)

€ 1 227 | CZK 30 915

53 m², Prague 5, Smíchov, Nádražní





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|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| Total area       | 59 m²                                                            |
| Floor area*      | 53 m²                                                            |
| Balcony          | 6 m²                                                             |
| Parking          | Garage parking                                                   |
| Garage           | Yes                                                              |
| Cellar           | Yes                                                              |
| Service price    | Monthly deposit for services and utilities is billed separately. |
| PENB             | B                                                                |
| Reference number | 103896                                                           |
| Available from   | Immediately                                                      |

Brand new apartment in the LIHOVAR project - a newly emerging residential neighborhood designed by the Black n'Arch studio. We offer fully furnished one-bedroom apartments from 53 sq. m., with balconies or enclosed balconies, starting at CZK 30,915 per month.

LIHOVAR is located 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 and Varna chimney. 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 interiors feature a living room with a fully fitted open plan kitchen, dining area, and access to the enclosed balcony/balcony, a bedroom, a bathroom, in some cases a guest toilet, and an entrance hall.

LIHOVAR apartments will offer good quality equipment including a LOXONE smart home system, heat recovery ventilation, vinyl floors, tiles, built-in wardrobes, central underfloor heating, a washing machine, a dishwasher, a video entry phone, active Internet connection, camera system, and elevators. Garage parking is available at CZK 2,500/space/month + VAT, and cellars are available at an additional fee. Building amenities also include a reception, plus property managment and on-site facility managment services.

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

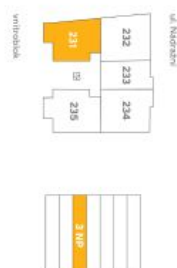
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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lihovar.cz



byť 2+KK  
49,70 m2  
3.NP - V

231

umístění na podlaží

| titre                          | residue (v m) |
|--------------------------------|---------------|
| 2101 Zebra                     | 5.30          |
| 2102 Fokio = Lucyry/dk/m locum | 20.00         |
| 2103 Fokio                     | 16.60         |
| 2104 Koupena + WC              | 4.00          |
| obvins plots phenology         | 46.70         |
| 213 X Sable bonitude           | 3.00          |
| poishore plots phenology       | 49.70         |
| prifutative                    |               |
| 2105 Balon                     | 5.60          |

 trigema



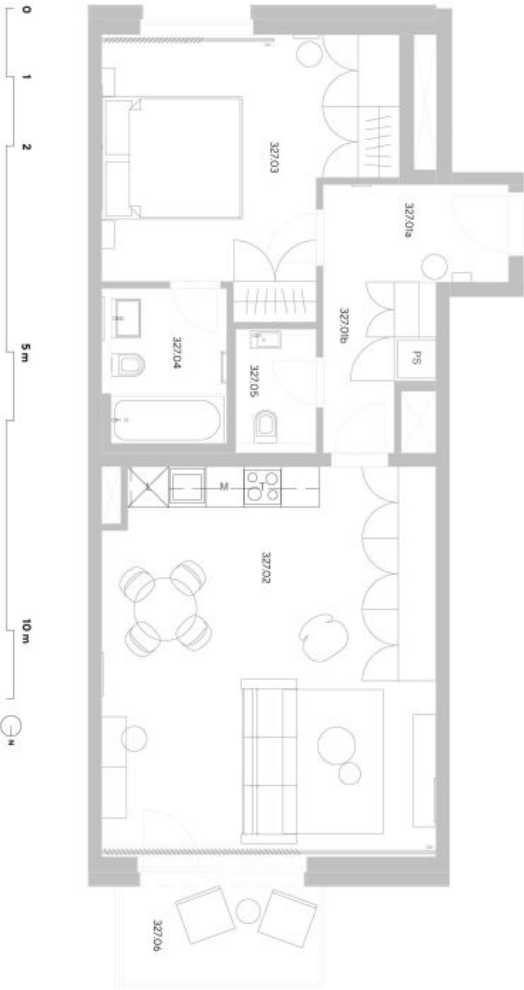
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**Exkluzivní zastoupení pro pronájem bytů**  
Eva Jilková, +420 257 328 281 +420 724 551 238, info@ihnovar.cz  
svoboda&williams | CHRISTIE'S  
IHNOVAR.CZ

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byt 2+KK  
70,70 m²  
2.NP - SJ

327



umístění na podlaží



přehled ploch

| číslo                     | část                        | rozloha (v m²) |
|---------------------------|-----------------------------|----------------|
| 327.01a                   | Zádvěstí                    | 1,80           |
| 327.01b                   | Chodba                      | 6,90           |
| 327.02                    | Pokoje s kuchyňským koutkem | 33,20          |
| 327.03                    | Pokoje                      | 17,60          |
| 327.04                    | Koupelna + WC               | 4,60           |
| 327.05                    | WC                          | 2,20           |
| obytelná plocha jednotky  |                             | 66,30          |
| 327.X                     | Střešní terasa              | 4,40           |
| podlahová plocha jednotky |                             | 70,70          |
| příslušenství             |                             |                |
| 327.06                    | Balkon                      | 5,70           |

energetický štítek B - velmi úsporné





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| přehled ploch             |                           |       |
|---------------------------|---------------------------|-------|
| číslo                     | rozloha (v m²)            |       |
| 254.01                    | Závrstí                   | 7,90  |
| 254.02                    | Pokoj s kuchyňským koutem | 24,60 |
| 254.03                    | Pokoj                     | 12,90 |
| 254.04                    | Koupelna + WC             | 4,50  |
| obytelná plocha jednotky  |                           | 49,90 |
| 254.X                     | Sídlé konstituce          | 3,10  |
| podlahová plocha jednotky |                           | 53,00 |
| příslušenství             |                           |       |
| 254.05                    | Lodžie                    | 5,60  |

energetický štítek B – velmi úsporná



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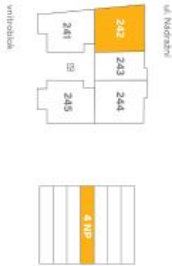


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| přehled ploch             |                           |                |
|---------------------------|---------------------------|----------------|
| číslo                     | část                      | rozloha (v m²) |
| 242.01                    | Zábrstí                   | 8,10           |
| 242.02                    | Pokoj s kuchyňským koutem | 26,60          |
| 242.03                    | Pokoj                     | 13,20          |
| 242.04                    | Koupelna + WC             | 4,40           |
| obytvá plocha jednotky    |                           | 52,30          |
| 242.X                     | Společnost                | 3,00           |
| podlahová plocha jednotky |                           | 55,30          |
| příslušenství             |                           |                |
| 242.05                    | Ložnice                   | 4,50           |

energetický štítek B – velmi úsporně



byt 2+KK  
55,50 m²  
4. NP - Z  
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