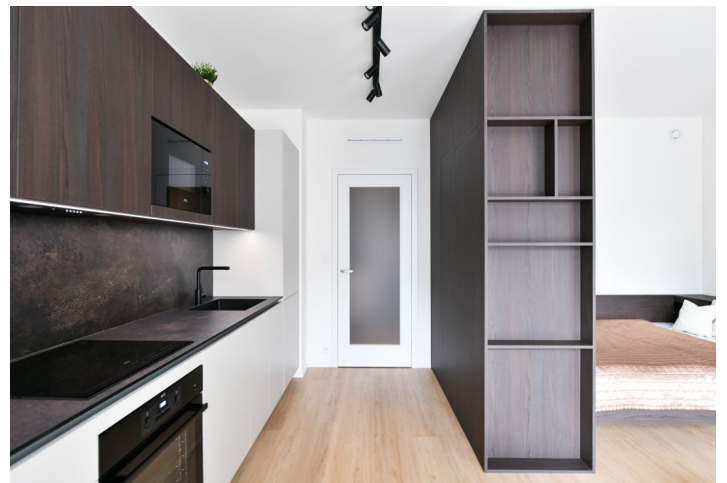




## Apartment Studio (1+kk)

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

Rented





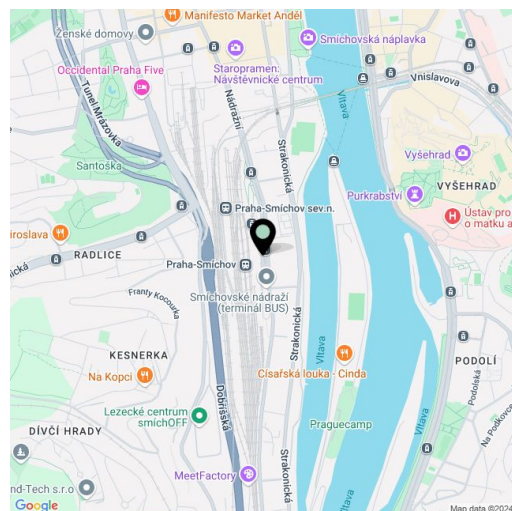
## Apartment Studio (1+kk)

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

Rented

Total area	38 m <sup>2</sup>
Floor area*	34 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for common building charges, water, and heating CZK 4,000. Electricity is billed separately - transferred to the tenant.
PENB	B
Reference number	105928
Available from	Immediately

Brand new apartment in the new LIHOVAR residential district designed by the Black n'Arch atelier. This furnished studio apartment with a balcony, situated on the 3rd floor of 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 greea areas. The project is shaped by the industrial heritage of Smíchov and the original refinery boasting preserved original features such as the Erektus chimney and Distillery. Inspirational amenities include a food market, a gym, the 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, elementary and high schools, as well as numerous sports and outdoor activities - Císařská louka Golf, 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 includes a living room/bedroom with a fully fitted open plan kitchen and access to the balcony, a bathroom with a walk-in shower, toilet, and bidet, and an entrance hall. The apartment faces the courtyard.

**LOXONE smart home system, heat recovery ventilation, vinyl floors, tiles, central underfloor heating, built-in wardrobes, washing machine, dishwasher, induction stove top, microwave oven, TV, video entry phone, a cellar, camera system, lift. A garage parking space is available at CZK 2,500/month. Building amenities include a reception.**

\* 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.



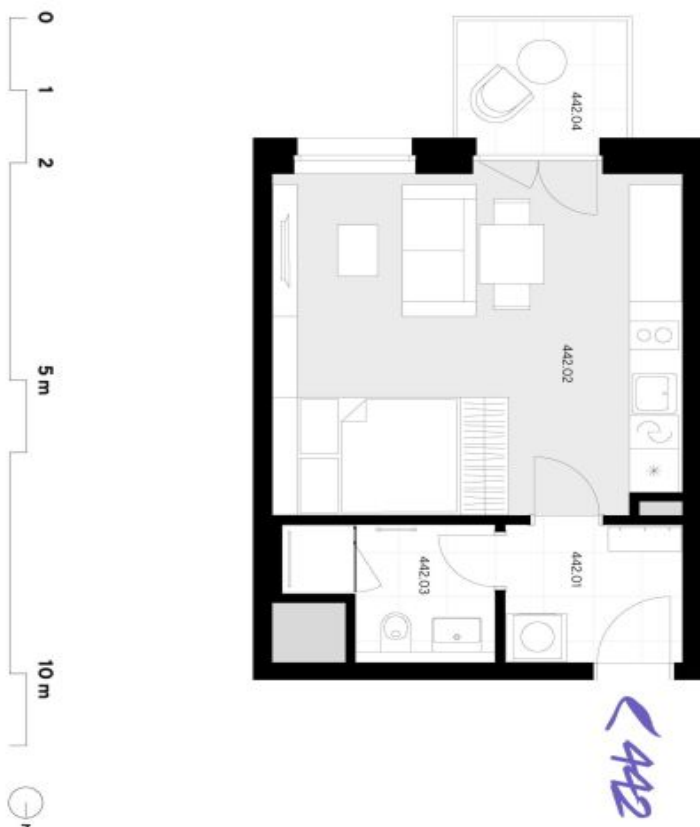
# Apartment Studio (1+kk)

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

Rented



Všechné informace (kvalitace, garáže, zobrazení, obložkové potěry) uvedené na této stránce jsou pouze informativní povahy a nemají právní předlohu. Realizace stavby (projektu nebo výluč. Představa) pouze orientace zobrazení, není možné v budoucnu poskytnout záměr. Zřetelným podkladem realizace je projektová výkresová dokumentace. Více informací k této stránce byla předložena dle potřeb na: [www.lihovar.cz/obcleni](http://www.lihovar.cz/obcleni) nebo 204 00 032



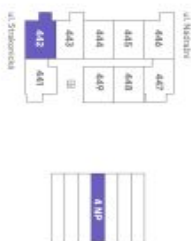
LIHOVAR.CZ

byt 1+KK  
34,20 m<sup>2</sup>  
4 .NP - J

442



umístění na podlaží



přehled ploch

Kód	Záběr	podlahová plocha (v m <sup>2</sup> )
442.01	Záběr	4,10
442.02	Pokoje s kuchyňským koutkem	24,00
442.03	Koupelna + WC	3,90
<b>obytelná plocha jednotky</b>		<b>32,00</b>
442.X	Svleč. konstrukce	2,20
<b>podlahová plocha jednotky</b>		<b>34,20</b>

Příslušenství	Podlahová plocha (v m <sup>2</sup> )	
442.04	Balkon	3,70
90	Parohod.stěna	13,60
502089	Sállep	4,10

energetický štítek B - velmi úsporná

