

Modern 1-bedroom apartment (2+kk) 56,50 m², LIHOVAR

Nádražní, 15000, Praha 5, Praha

**11 510 000 Kč**
za nemovitostIncluding VAT and fees.
Parking space and cellar
are not included in the
price., včetně poplatků

Vyřizuje

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Bezbariérový byt:	ano	Dispozice bytu:	2+kk
Podlaží v domě:	2	Počet podlaží v domě:	7
Celková podlahová plocha:	53 m ²	Druh objektu:	cihlová
Stav objektu:	projekt	Vlastnictví:	osobní
Lodžie:	8 m ²	Umístění objektu:	centrum obce
Doprava:	vlak; dálnice; silnice; MHD; autobus	Energetická náročnost:	A - Mimořádně úsporná

POPIS NEMOVITOSTI: Become Part of an Exceptional Legacy: The Final Phase of Smíchov's Transformation

Smíchov is undergoing a radical transformation—and this is your chance to be part of it. The third and final phase of this extraordinary development completes a new urban district where industrial heritage seamlessly blends with modern architecture. Residents will enjoy a vibrant lifestyle hub filled with boutiques, essential services, and a flagship food court. The upcoming Dvorecký Bridge and the complete overhaul of Smíchov Station will further enhance the strategic value of this prestigious location.

With premium residences offering breathtaking views of the Vltava River, Vyšehrad, and the Pankrác skyline, this is the ultimate opportunity to invest in the future of Prague.

Sun-Drenched 1-Bedroom (2+kk) with Practical Layout

Apartment No. 7025 features a well-proportioned layout with a total floor area of 56.50 m². Located on the 2nd floor and facing East, it is the perfect choice for those who appreciate natural morning sunlight.

Efficient & Airy Layout: A thoughtfully designed 1-bedroom (2+kk) floor plan.
Eastern Orientation: Flooded with refreshing morning light.
Enhanced Comfort: Features a separate bathroom and toilet for maximum convenience.
Private Loggia: An excellent outdoor extension of your living space.
Energy Class A: Recognized as "extraordinarily efficient," ensuring minimal ecological footprint and low running costs.

The residence is defined by peak comfort and state-of-the-art building systems:

Climate Control: Heat recovery ventilation (recuperation) and silent, draft-free ceiling cooling.

Superior Insulation: Triple-glazed windows and exterior motorized blinds.

Intelligent Home: Fully integrated Loxone Smart Home system, ensuring a perfect indoor climate and energy savings in every season.

Every home in the LIHOVAR project is crafted for maximum comfort and practicality. With high ceilings and abundant light, these apartments provide an ideal sanctuary for both discerning individuals and families.

Estimated Completion: Q3 2027.

Note: Interior photographs are for illustrative purposes only (reference images).

To schedule a presentation or private viewing, please contact our listing agent.

Discover more available units on the developer's project website.