

## Modern apartment 2+kk 61,70 m<sup>2</sup>, LIHOVAR

Nádražní, 15000, Praha 5, Praha



**13 040 000 Kč**  
za nemovitost

Including VAT. Parking space and cellar are not included in the price.



Vyřizuje

**Grunclová Andrea**

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<b>Bezbariérový byt:</b>	ano	<b>Dispozice bytu:</b>	2+kk
<b>Podlaží v domě:</b>	5	<b>Počet podlaží v domě:</b>	7
<b>Celková podlahová plocha:</b>	58 m <sup>2</sup>	<b>Druh objektu:</b>	cihlová
<b>Stav objektu:</b>	novostavba	<b>Vlastnictví:</b>	osobní
<b>Lodžie:</b>	6 m <sup>2</sup>	<b>Umístění objektu:</b>	centrum obce
<b>Doprava:</b>	vlak; dálnice; silnice; MHD; autobus	<b>Energetická náročnost:</b>	A - Mimořádně úsporná

**POPIS NEMOVITOSTI:** Smíchov is transforming – and this is your chance to be at the heart of it.

The third and final phase of this extraordinary development, with an estimated completion in Q3/2027, completes the birth of a brand-new district where industrial heritage seamlessly blends with cutting-edge modern architecture. This vibrant new hub will feature a wide array of shops, premium services, and a flagship food court offering world-class culinary experiences. With the new Dvorecký Bridge connecting Smíchov to Podolí and the comprehensive reconstruction of the Smíchov Railway Station, the investment value and prestige of this location continue to soar.

Developed by the renowned Trigema, these premium residences offer unparalleled views of the Vltava River, Vyšehrad, and the Pankrác skyline from the upper floors. This is your final opportunity to secure a home in a location that defines the future of Prague.

Generous 2+kk Apartment with Northwest-Facing Loggia

Apartment No. 8055 offers a sophisticated 2+kk layout with a total floor area of 61.70 m<sup>2</sup>. Situated on the 5th floor, the unit features a northwest orientation, ensuring plenty of pleasant natural light during the afternoon and evening hours.

- Efficiently Designed Layout: A 2+kk floor plan that maximizes space and functionality.
- Features a separate toilet and a modern bathroom with a walk-in shower.
- Private Loggia: An ideal spot for evening relaxation.
- Energy Class (PENB) A: Exceptionally energy-efficient and sustainable living.

The apartment is equipped with state-of-the-art technologies for an uncompromising lifestyle:

- Heat recovery (recuperation) for a constant supply of fresh air.
- Ceiling cooling for a perfect indoor climate.
- Exterior blinds and triple-glazed insulating windows.
- Loxone Smart Home System: Integrated control for effortless and economical living in every season.

The LIHOVAR residences are designed for maximum comfort and practicality. Thoughtful layouts ensure plenty of light and airiness, making it an ideal home for demanding professionals and modern families.

Estimated Completion (Final Inspection): Q3/2027.

Note: Interior photographs are for illustrative purposes only.

For more information or to arrange a consultation, please contact our listing agent.

Additional units are available on the project website.