

**Modern apartment 1+kk 43,00 m<sup>2</sup>, LIHOVAR**

Nádražní, 15000, Praha 5, Praha

**8 750 000 Kč**

za nemovitost

Including VAT and fees.  
Parking space and cellar  
are not included in the  
price., včetně poplatků

<b>Bezbariérový byt:</b>	ano	<b>Dispozice bytu:</b>	1+kk
<b>Podlaží v domě:</b>	2	<b>Počet podlaží v domě:</b>	8
<b>Celková podlahová plocha:</b>	40 m <sup>2</sup>	<b>Druh objektu:</b>	cihlová
<b>Stav objektu:</b>	novostavba	<b>Vlastnictví:</b>	osobní
<b>Balkón:</b>	4 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:** Become Part of an Exceptional Legacy: The Final Phase of Smíchov's Transformation

Smíchov is undergoing a historic transformation—and this is your invitation to be part of it. The third and final stage of this exceptional project completes a new urban quarter where raw industrial heritage meets sophisticated modern architecture. This vibrant neighborhood will feature an extensive food court, diverse retail services, and a lively social atmosphere. With the upcoming Dvorecký Bridge and the modernization of the Smíchov transport hub, the area's investment value is poised for significant growth.

Developed by the prestigious Trigema, these premium residences offer a rare opportunity to own a piece of a district that is redefining the future of Prague.

Smart 1+kk apartment with private balcony and walk-in wardrobe

Apartment No. 6022 offers a total floor area of 43.00 m<sup>2</sup> on the 2nd floor. Its eastern orientation ensures bright, sunlit mornings and a peaceful start to the day.

- Dedicated Walk-in Wardrobe: A rare and highly practical storage solution for a studio layout.
- Optimized Living Space: An internal area of 40.20 m<sup>2</sup> designed for maximum efficiency and comfort.
- Private Balcony: A 4.00 m<sup>2</sup> east-facing balcony perfect for morning coffee.
- Extraordinary Efficiency: Rated Energy Class A, ensuring the highest level of sustainability and low overhead costs.
- Advanced Climate Control: Heat recovery ventilation (recuperation) and silent ceiling cooling.
- Premium Insulation: Triple-glazed windows and exterior motorized blinds.
- Loxone Smart Home: All features are managed by the world-class Loxone system for effortless, automated living.

The LIHOVAR residences are synonymous with light and airiness. Whether you are a discerning individual seeking a stylish city base or an investor looking for a high-demand rental unit, this project delivers unmatched quality.

Estimated Completion: Q3 2027.

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

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

Explore the full range of available units on the developer's project website.

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Vyřizuje

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