

**Modern apartment 1,5+kk 42,20 m<sup>2</sup>, LIHOVAR**

Nádražní, 15000, Praha 5, Praha

**9 120 000 Kč**

za nemovitost

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

<b>Bezbariérový byt:</b>	ano	<b>Dispozice bytu:</b>	1+kk
<b>Podlaží v domě:</b>	3	<b>Počet podlaží v domě:</b>	7
<b>Celková podlahová plocha:</b>	39 m <sup>2</sup>	<b>Druh objektu:</b>	cihlová
<b>Stav objektu:</b>	novostavba	<b>Vlastnictví:</b>	osobní
<b>Lodžie:</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:** Smíchov is transforming – and this is your chance to be at the heart of it.

The third and final phase of this extraordinary development 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 1.5+kk Apartment with East-Facing Loggia**

Apartment No. 8037 features a sophisticated 1.5+kk layout with a total floor area of 42.20 m<sup>2</sup>. Situated on the 3rd floor, the unit is east-oriented, ensuring pleasant natural light throughout the morning and early afternoon.

The living area measures 39.40 m<sup>2</sup> (extended by vertical structures making total area of 42,2 m<sup>2</sup>) and is extended by a spacious 4.4 m<sup>2</sup> loggia, providing a private outdoor space for relaxation.

- Private Loggia: Perfect for outdoor seating.
- Abundant Natural Light: Thanks to the favorable eastern orientation.
- Energy Class (PENB) A: Exceptionally energy-efficient living.

The apartment is equipped with state-of-the-art technologies for maximum comfort:

- Heat recovery (recuperation) for fresh air circulation.
- Ceiling cooling for a perfect 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. Every unit features its own terrace or

loggia. Thoughtful layouts ensure plenty of light and airiness, making it an ideal home for demanding professionals and families alike.

Estimated Completion Date: 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



Vyřizuje

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