



Apartment Two-bedroom (3+kk)

Sold

96 m², Prague 5, Smíchov, Na Cihlářce





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Total area	117 m ²
Floor area*	96 m ²
Balcony	6 m ²
Terrace	15 m ²
Parking	400 000 CZK
Garage	Yes
Cellar	-
PENB	G
Reference number	41816

This sunny, southwest-facing apartment with a balcony, terrace, beautiful views of the surrounding area, and an interior that has been completely reconstructed is part of a private apartment building without lift. It enjoys a wonderful location next to a nature park, on a quiet side street a few steps from Villa Winternitz.

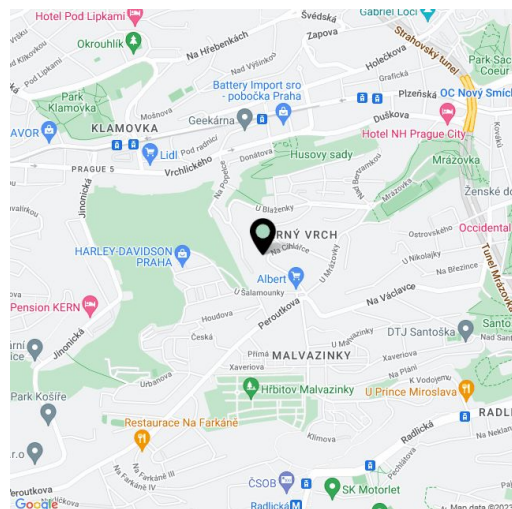
The apartment is located on the 1st floor of a **terraced building**. The practical new layout created according to an **architectural design** consists of a living room with an open plan kitchen and access to the **balcony**, 2 bedrooms, 1 of which has access to the **terrace**, a bathroom, a separate toilet, a utility room with a washer and dryer, a walk-in wardrobe, and a spacious hall.

The quality facilities include **wooden Boen Live pure floors**, interior doors by the Czech Hejkrlik handcraft company, **NEXT** security entrance doors, new Internorm windows with Schlotterer blinds, **underfloor heating** in the bathroom, and illuminated built-in wardrobes. Heating and hot water by a Junkers gas boiler. The purchase price includes a **garage**, a **cellar**, and a share of a **common fenced garden** with a sitting area and children's play elements.

The neighborhood with **plenty of greenery** is located 5 minutes by bus from the Smíchov **Anděl pedestrian zone**, from where you can easily get to the city center by subway or tram. There is a supermarket or pharmacy within walking distance. Other services, including schools of all levels, are also within easy reach. You can easily get to a tunnel complex by car. The district is surrounded by several **landscaped city parks** and a **forest park**, which is part of the **Košíře-Motol Nature Park**.

Interior 92.56 m², terrace 14.30 m², balcony 6.30 m², cellar 3m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



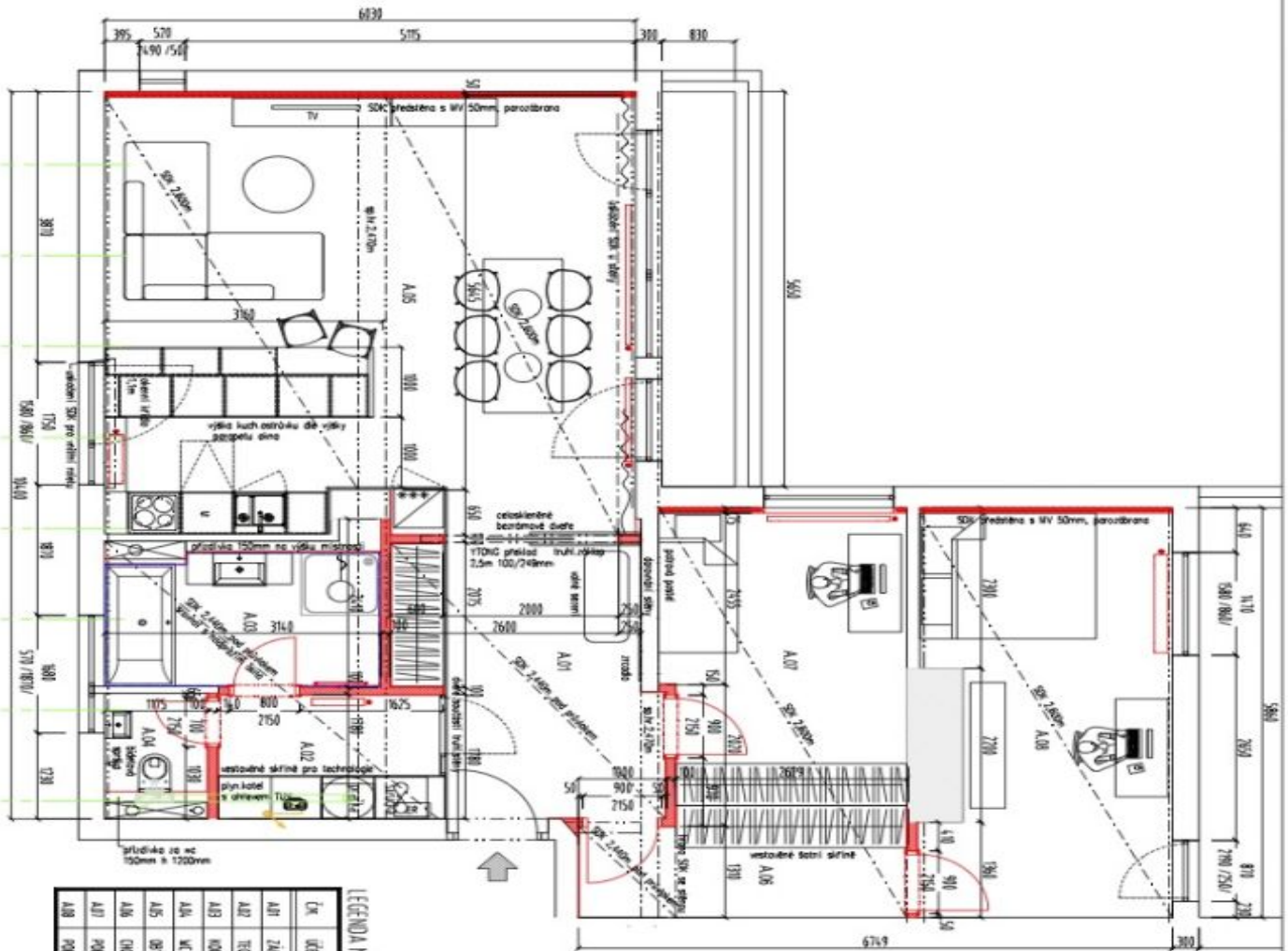
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTI NÁVRHOVANÝ STAV BYT A

REVIZE 02 20.02.2020

ČK	ÚČEL MÍSTNOSTI	PODLAŽNÍ PLOCHA m ²	OPRAVY PŮDORŇ	STĚNY	STROP/PODLAŽNÍ	POZNAMKA
A.01	ZÁKLAD	0,27	obdobnostiv rovin	ZHOD/VYHLAŠKA	ZH STROP/VYHLAŠKA	
A.02	TECHNICKÁ MÍSTNOST	4,60	REKONSTRUKČNÍ	REKONSTRUKČNÍ	SKN POKRITÍ 2,150	
A.03	KUCHYŇKA	5,70	REKONSTRUKČNÍ	REKONSTRUKČNÍ	SKN POKRITÍ 2,150	
A.04	WC	3,94	REKONSTRUKČNÍ	REKONSTRUKČNÍ	SKN POKRITÍ 2,150	
A.05	OBÝVAČNÍ POKOJ 1.00	35,47	obdobnostiv rovin	ZHOD/VYHLAŠKA	ZH STROP/VYHLAŠKA	
A.06	OBÝVAČNÍ POKOJ 2.00	5,60	obdobnostiv rovin	ZHOD/VYHLAŠKA	ZH STROP/VYHLAŠKA	
A.07	POKOJ	11,41	obdobnostiv rovin	ZHOD/VYHLAŠKA	ZH STROP/VYHLAŠKA	
A.08	POKOJ	15,60	obdobnostiv rovin	ZHOD/VYHLAŠKA	ZH STROP/VYHLAŠKA	