



Apartment Two-bedroom (3+kk)

Sold

96 m², Praha 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 | Garage |
| 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.

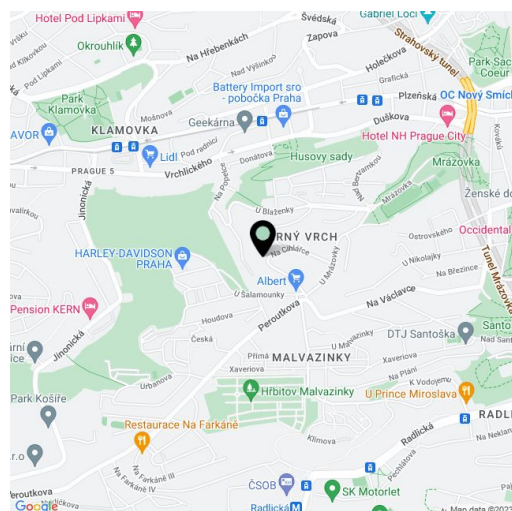
The apartment is located on the 1st floor of a **terraced building**. The practical new layout created according to an **architectural design** consists of a living room with an open plan kitchen and access to the **balcony**, 2 bedrooms, 1 of which has access to the **terrace**, a bathroom, a separate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



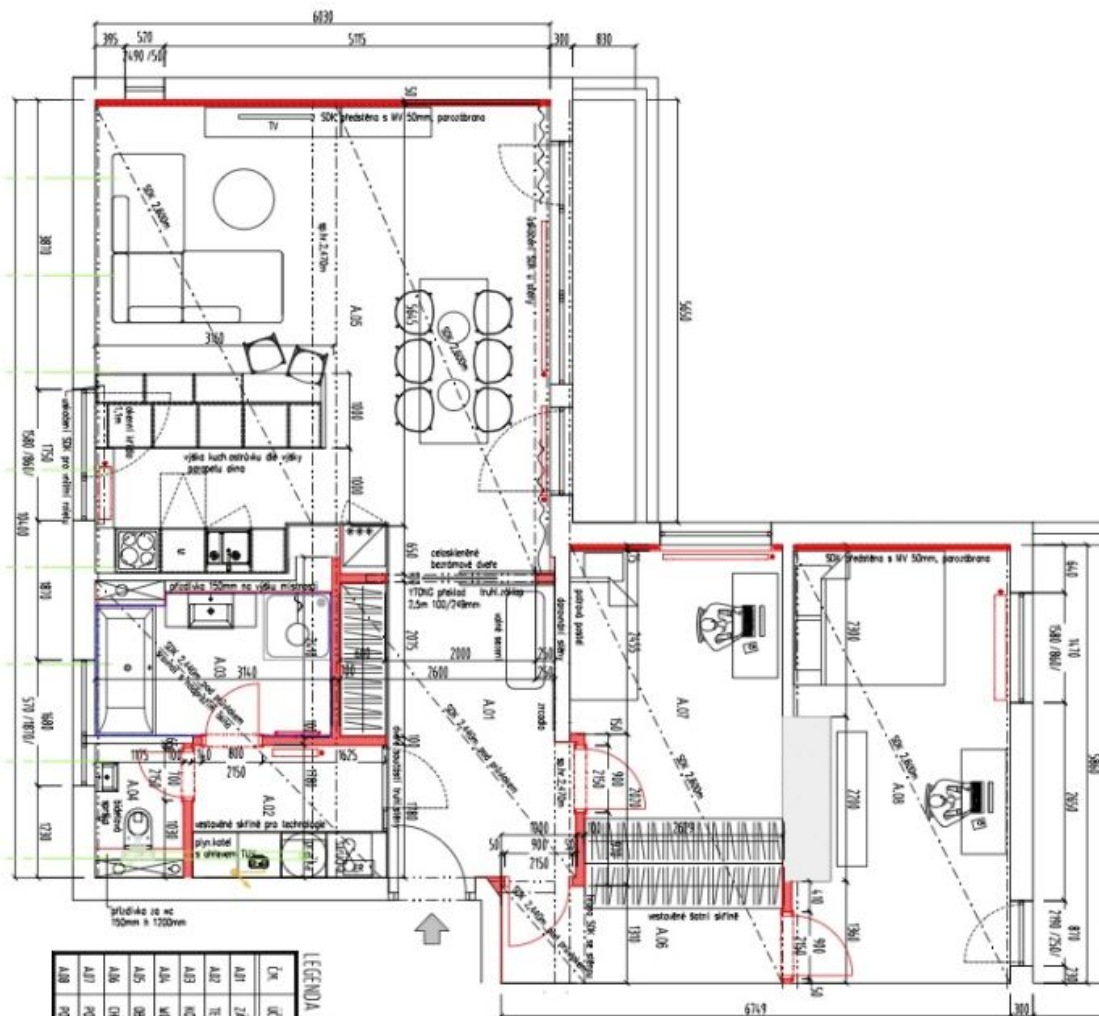
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORŮV NÁVRHOVÁNY

REVIZE 02_20.10.2020

| ČK | ÚČEL NÁSTAVBY | PLŮCHA m ² | OPRAVA/PROJEKT | STAV | STAVOPROJEKT | PRŮJEMKA |
|------|------------------------|-----------------------|----------------|----------------|-------------------|----------|
| A.01 | ZÁKLADNÍ | 0,12 | OPRAVA/PROJEKT | ZEMO/VÝMLAČKA | ZO STAVOPROJEKT | |
| A.02 | TECHNICKÁ NÁSTAVBA | 4,66 | NEKONČILÁ/ŽÁDA | NEKONČILÁ/ŽÁDA | SKP PROJEKT-2,159 | |
| A.03 | KUCHYŇKA | 5,79 | NEKONČILÁ/ŽÁDA | NEKONČILÁ/ŽÁDA | SKP PROJEKT-2,159 | |
| A.04 | WC | 1,61 | NEKONČILÁ/ŽÁDA | NEKONČILÁ/ŽÁDA | SKP PROJEKT-2,159 | |
| A.05 | OBÝVAČNÍ PROJEKT 2,5x3 | 35,47 | OPRAVA/PROJEKT | ZEMO/VÝMLAČKA | ZO STAVOPROJEKT | |
| A.06 | CHODBA/SÁLKA | 5,69 | OPRAVA/PROJEKT | ZEMO/VÝMLAČKA | ZO STAVOPROJEKT | |
| A.07 | PRŮJEMKA | 11,11 | OPRAVA/PROJEKT | ZEMO/VÝMLAČKA | ZO STAVOPROJEKT | |
| A.08 | PRŮJEMKA | 15,68 | OPRAVA/PROJEKT | ZEMO/VÝMLAČKA | ZO STAVOPROJEKT | |

LEGENDA MÍSTNOSTI NÁVRHOVÁNY STAV BYT A