



## Apartment Two-bedroom (3+kk)

Sold

96 m<sup>2</sup>, Prague 5, Smíchov, Na Cihlářce





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Total area	117 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
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.

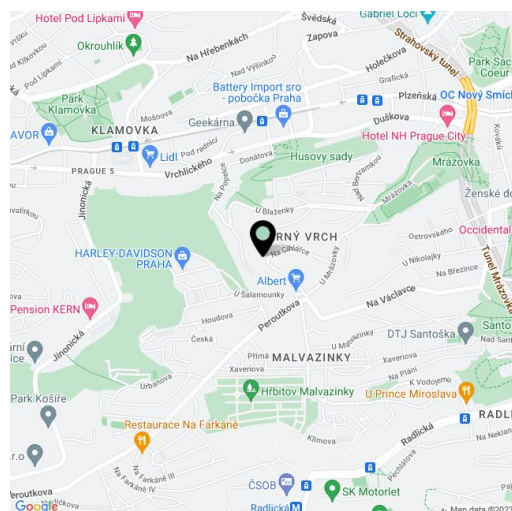
The apartment is located on the 1st floor of a **terraced building**. The practical new layout created according to an **architectural design** consists of a living room with an open plan kitchen and access to the **balcony**, 2 bedrooms, 1 of which has access to the **terrace**, a bathroom, a separate 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 m<sup>2</sup>, terrace 14.30 m<sup>2</sup>, balcony 6.30 m<sup>2</sup>, cellar 3m<sup>2</sup>.

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



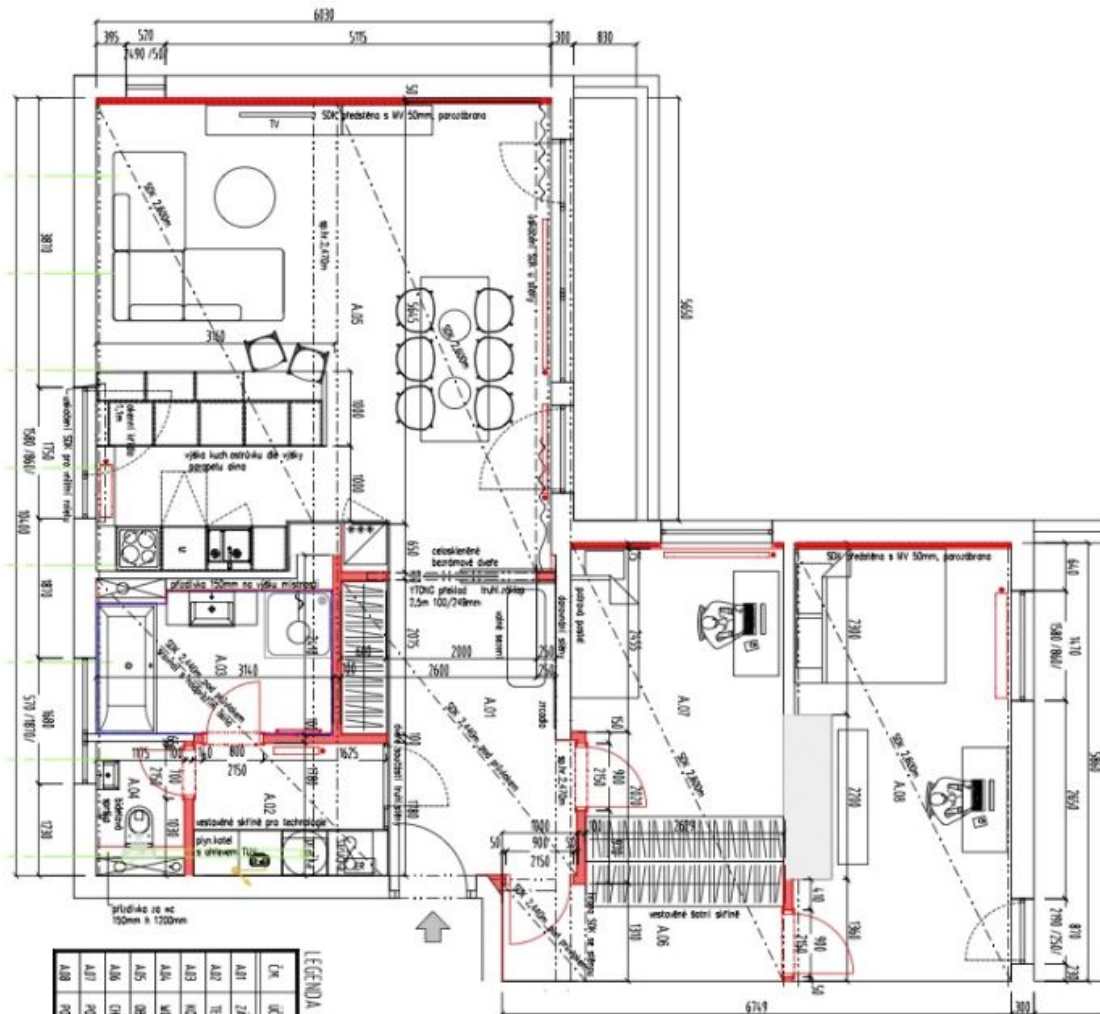
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORŇ NÁVRHOVANÝ

ČK	ÚČEL VYUŽITOSTI	PLŮCHA m <sup>2</sup>	OPRAVA/PROJEKT	STAV	STAV/PROJEKT	PRŮJEMKA
A.01	ZÁKLADNÍ	0,12	úprava/revizní	ZEMĚVÝMLKA	ZEMĚVÝMLKA	
A.02	TECHNICKÁ MÍSTNOST	4,66	úprava/revizní	NEKONSTRUOVANÁ	SKP PROJEKT 2,159	
A.03	KUCHYŇNA	5,79	úprava/revizní	NEKONSTRUOVANÁ	SKP PROJEKT 2,159	
A.04	WC	1,61	úprava/revizní	NEKONSTRUOVANÁ	SKP PROJEKT 2,159	
A.05	OBÝVAČNÍ PROJEKT 2,5x3	35,47	úprava/revizní	ZEMĚVÝMLKA	ZEMĚVÝMLKA	
A.06	OBÝVAČNÍ PROJEKT 2,5x3	5,09	úprava/revizní	ZEMĚVÝMLKA	ZEMĚVÝMLKA	
A.07	OBÝVAČNÍ PROJEKT 2,5x3	11,11	úprava/revizní	ZEMĚVÝMLKA	ZEMĚVÝMLKA	
A.08	OBÝVAČNÍ PROJEKT 2,5x3	15,81	úprava/revizní	ZEMĚVÝMLKA	ZEMĚVÝMLKA	

LEGENDA MÍSTNOSTI NÁVRHOVANÝ STAV BYT A

REVIZE 02\_20.10.2020