



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.

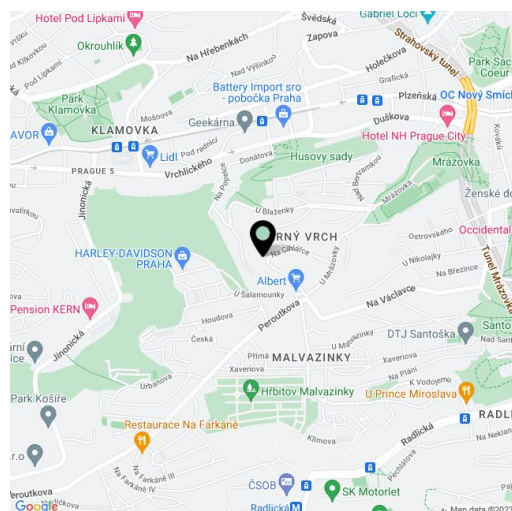
The apartment is located on the 1st floor of a **terraced building**. The practical new layout created according to an **architectural design** consists of a living room with an open plan kitchen and access to the **balcony**, 2 bedrooms, 1 of which has access to the **terrace**, a bathroom, a separate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



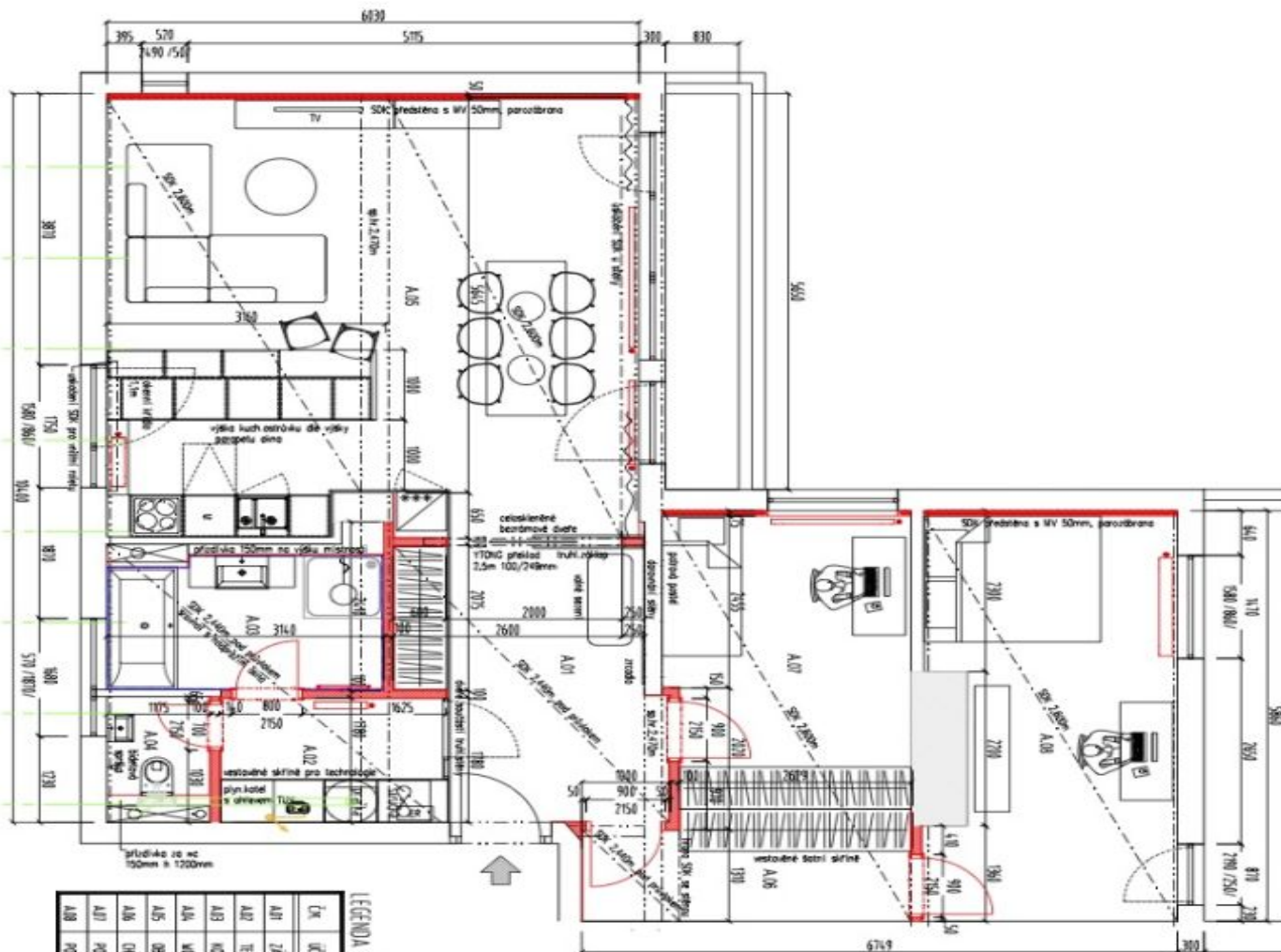
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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LEGENDA MÍSTNOSTI NÁVRHOVANÝ STAV BYT A

REVIZE 02 20.02.2020

ČK	ÚČEL MÍSTNOSTI	PLŮCHA m ²	OPRAVY FUNKČNÍ	STAV	STAVOPROJEKT	POZNAMKA
A.01	ZÁKLADĚ	0,07	obnovit v souladu s požadavky	ZBOV/VYNALBA	ZB STAVOPROJEKT	
A.02	TECHNICKÁ MÍSTNOST	4,60	rehabilitace	REHAB/BNL AD	SKN POZ. 01-2,159	
A.03	KUCHYŇNA	5,70	rehabilitace	REHAB/BNL AD	SKN POZ. 01-2,159	
A.04	WC	3,94	rehabilitace	REHAB/BNL AD	SKN POZ. 01-2,159	
A.05	OBÝVAČI (PŘÍJÍZD)	35,47	obnovit v souladu s požadavky	ZBOV/VYNALBA	ZB STAVOPROJEKT	
A.06	CHODBA/ČÁSTNA	5,60	obnovit v souladu s požadavky	ZBOV/VYNALBA	ZB STAVOPROJEKT	
A.07	PŘÍJÍZD	11,14	obnovit v souladu s požadavky	ZBOV/VYNALBA	ZB STAVOPROJEKT	
A.08	PŘÍJÍZD	5,80	obnovit v souladu s požadavky	ZBOV/VYNALBA	ZB STAVOPROJEKT	