



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.

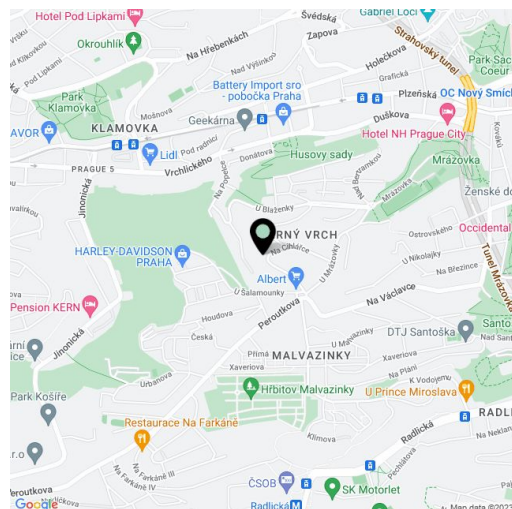
The apartment is located on the 1st floor of a **terraced building**. The practical new layout created according to an **architectural design** consists of a living room with an open plan kitchen and access to the **balcony**, 2 bedrooms, 1 of which has access to the **terrace**, a bathroom, a separate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



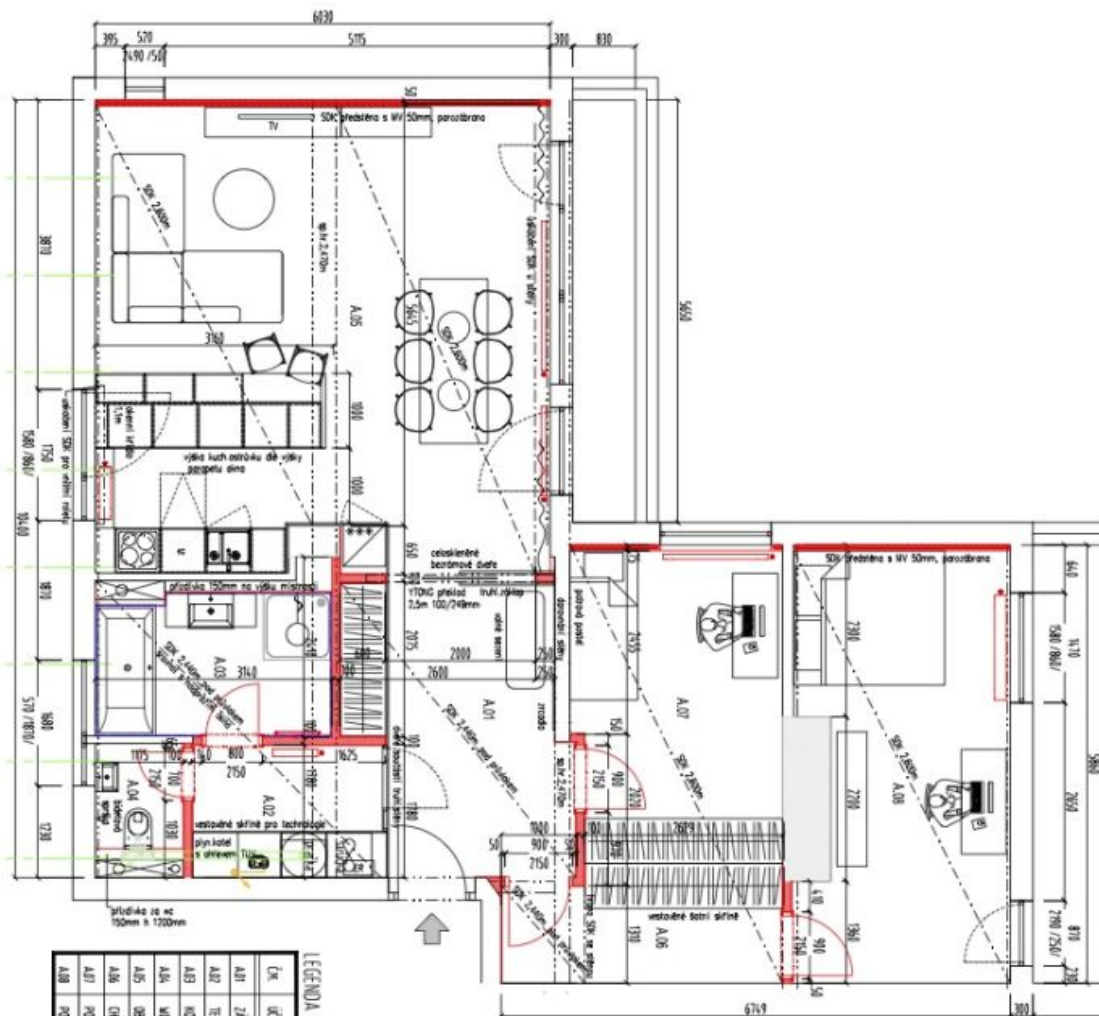
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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PŮDORYS NAVRHOVANÝ

REVIZE 02_20.10.2020

LEGENDA MÍSTNOSTI NAVRHOVANÝ STAV BYT A	PK	PLŮCHA m ²	OPRAVA/PODMĚR	STĚNY	STROP/PODMĚR	POZNAMKA
ČK ÚČEL VESTAVĚNÍ						
A01 ZÁJEDNĚ	0,02	0,02	obnovovací pracím	ZIVOT/VYHLAŠKA	20 STROP/VYHLAŠKA	
A02 TECHNICKÁ MÍSTNOST	4,66	4,66	HEZKOVÁ ALŽBA	HEZKOVÁ ALŽBA	SKM POKR. E1-2,159	
A03 KUCHYŇKA	5,70	5,70	HEZKOVÁ ALŽBA	HEZKOVÁ ALŽBA	SKM POKR. E1-2,159	
A04 WC	1,61	1,61	HEZKOVÁ ALŽBA	HEZKOVÁ ALŽBA	SKM POKR. E1-2,159	
A05 OBÝVAČÍ POKOJ 1.KK	35,47	35,47	obnovovací pracím	ZIVOT/VYHLAŠKA	20 STROP/VYHLAŠKA	
A06 CHODBA/SÁLKA	5,09	5,09	obnovovací pracím	ZIVOT/VYHLAŠKA	20 STROP/VYHLAŠKA	
A07 POKOJ	11,11	11,11	obnovovací pracím	ZIVOT/VYHLAŠKA	20 STROP/VYHLAŠKA	
A08 POKOJ	15,06	15,06	obnovovací pracím	ZIVOT/VYHLAŠKA	20 STROP/VYHLAŠKA	