



Apartment Two-bedroom (3+kk)

Sold

96 m², Prague 5, Smíchov, Na Cihlářce





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Total area	117 m²
Floor area*	96 m²
Balcony	6 m²
Terrace	15 m²
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.

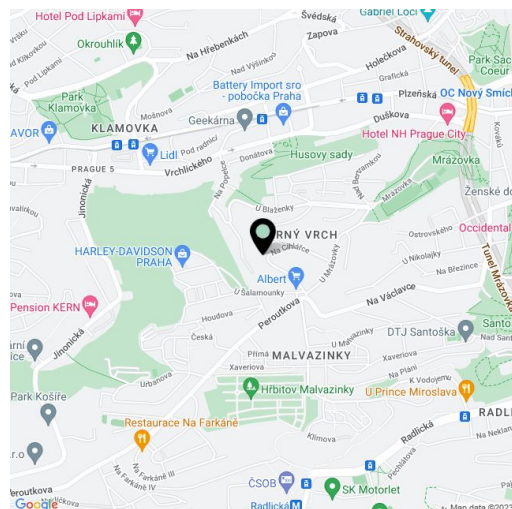
The apartment is located on the 1st floor of a **terraced building**. The practical new layout created according to an **architectural design** consists of a living room with an open plan kitchen and access to the **balcony**, 2 bedrooms, 1 of which has access to the **terrace**, a bathroom, a separate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