



**13,300,000 CZK**

**Two-bedroom apartment with a balcony for sale: Praha 5 - Smíchov, Na Cihlářce**  
Na Cihlářce, Praha 5

Price including commission and legal services.

registration number	<b>26073</b>
type of contract	<b>sale</b>
area	<b>76 sqm</b>
balcony	<b>yes</b>
PENB energy label	<b>D</b>

property type	<b>flat</b>
disposition	<b>3+1</b>
floor	<b>1st floor</b>
terrace	<b>no</b>

We offer for sale a 2-bedroom apartment with a balcony and a cellar, with a total area of 84.41 sqm, located in a residential area of Prague 5 - Smíchov, on Na Cihlářce Street. The apartment is situated in a residential complex with a garden, parking is available on the plot. It is located on the 1st floor of a building with a total of 8 units. This bright and pleasant apartment underwent a complete renovation in 2018, and a new gas condensing boiler was installed in 2025. The layout is very practical and includes an entrance hall, a living room connected to an open kitchen with access to the balcony, 2 bedrooms, a bathroom with a shower, a separate toilet, and a storage room. All rooms are accessible from the hallway. The balcony faces south. Features include a built-in wardrobe in the hallway, laminate flooring, plastic double-glazed windows, a kitchen unit with appliances, and a washing machine. The apartment also comes with a brick cellar unit. Floor area: 79.51 sqm, cellar: 3.08 sqm, balcony: 4.90 sqm. The property offers quiet and comfortable living in a location with good transport accessibility and full civic amenities nearby. There is quick access to the city center by car or public transport, with a bus stop within short walking distance connecting to the Anděl metro station. An Albert supermarket is also within walking distance. Mortgage financing is available – we will be happy to assist you with the arrangement.