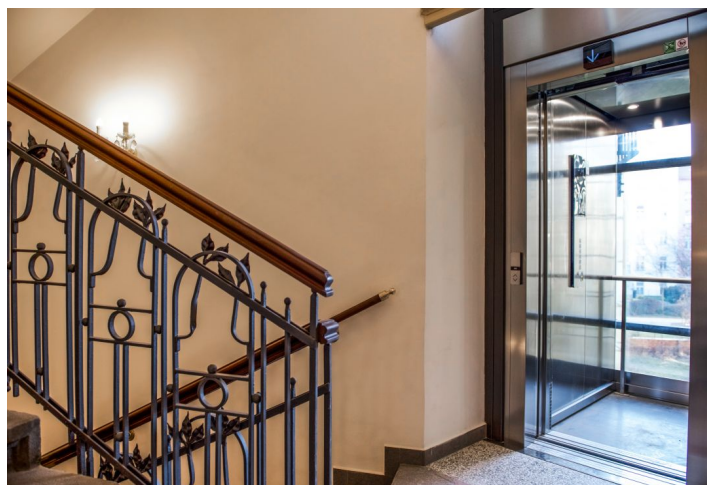
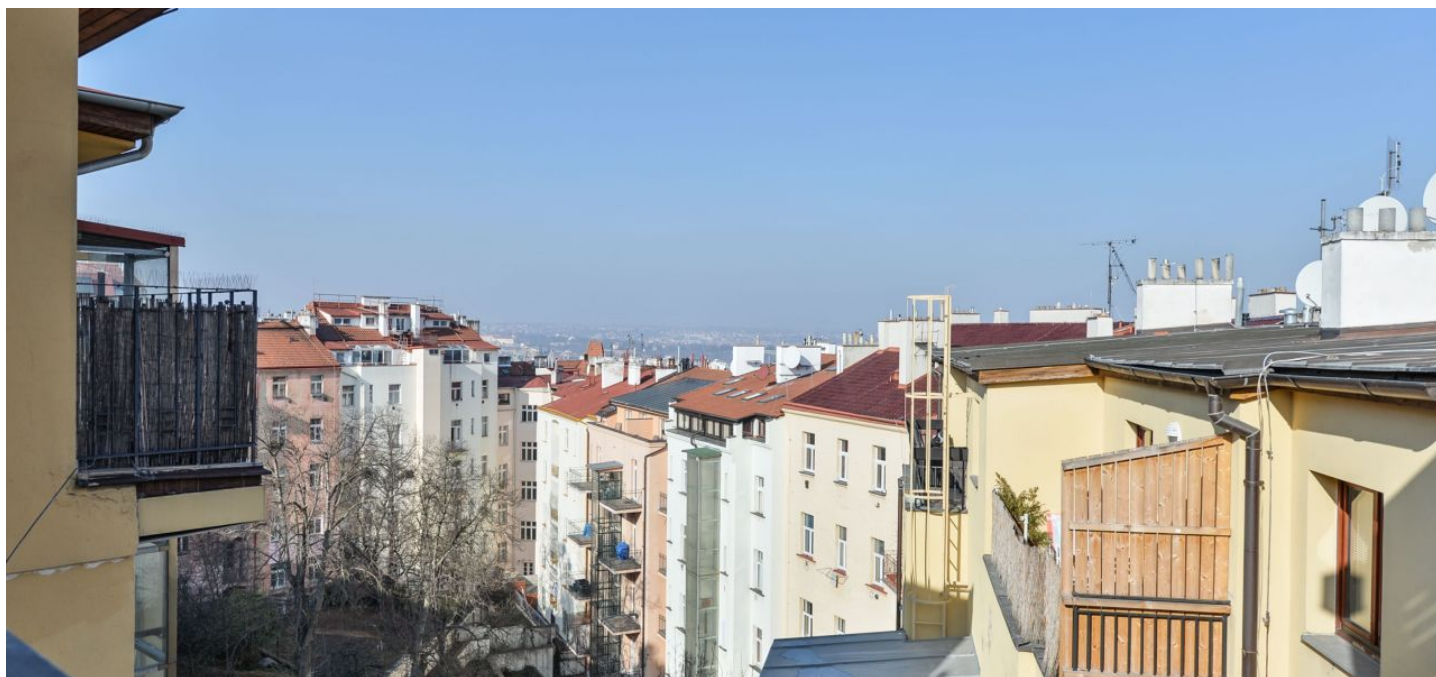




## Apartment Two-bedroom (3+kk)

Sold

77 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance





## Apartment Two-bedroom (3+kk)

**Sold**77 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

Total area	84 m <sup>2</sup>
Floor area*	77 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28498

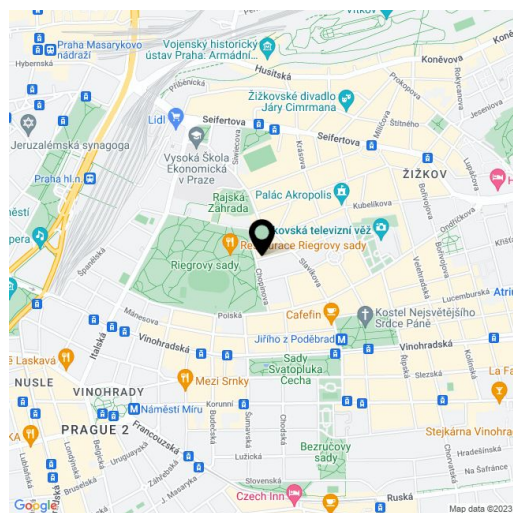
This new apartment with a courtyard-facing terrace is located on the 5th floor of the elegant Vinohrady **Na Švihance 11** residence. The project was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

The layout features a living room with a preparation for kitchen unit and with terrace, 2 southern bedrooms, a bathroom, separate toilet and a hallway.

The apartment is offered in the state of "white walls", which allows for the finishing of the floors, bathroom, kitchen and interior doors to be done according to the owner's wishes. Features include new wooden windows, a security entrance door, and a videophone. **The whole building underwent a reconstruction** of the common areas, facades, roof and ascending lines. Part of the reconstruction was also the distribution of heating and electricity (supplied to the apartment), a new gas boiler room and the construction of a glass elevator that goes all the way up to the floor.

**Vinohrady, a most sought after residential location** offers all services within walking distance: restaurants, cafes, bistros, groceries, health centers, pharmacies, kindergartens and elementary schools. In Rieger's Orchards there is a gymnasium with a swimming pool, outdoor gym and a well-equipped playground. On the square of Jiřího z Poděbrad, there are regular farmers markets.

Unit size 76.25 m<sup>2</sup>, terrace 7.4 m<sup>2</sup>



\* 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.



## Apartment Two-bedroom (3+kk)

77 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

**Sold**





## Apartment Two-bedroom (3+kk)

77 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

Sold

Byt č.24

6.podlaží 76,25 m<sup>2</sup>

6.08	Chodba	10,8
6.09	WC	1,7
6.10	Ložnice	13,6
6.11	Pokoj	19,0
6.12	Koupelna	4,0
6.13	Obývací pokoj+kk	24,7

Terasa(balkon) 7,4



umístění bytu na patře



## Apartment Two-bedroom (3+kk)

77 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

**Sold**



umístění bytu v objektu