



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	158 m <sup>2</sup>
Floor area*	151 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28499

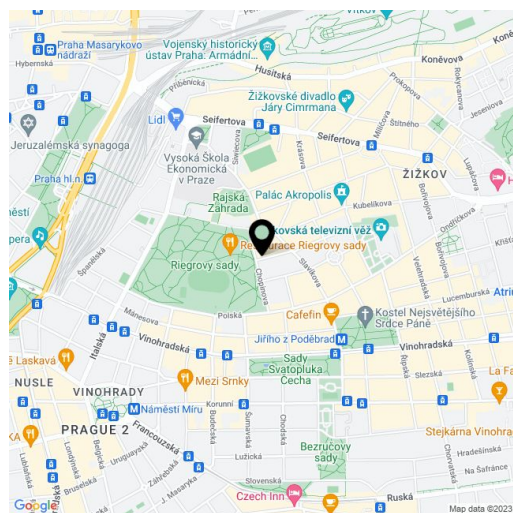
Spacious apartment with high ceilings, oriel and a balcony, located on the 2nd floor of the **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

The apartment is offered in its **original condition before reconstruction**, which allows completion according to the owner's needs and wishes. The apartment has **preserved original casement windows, original wooden doors complete with wooden frames and partial parquet flooring**. The architectural design counts with reconstruction and efficient use of space to create a 3-bedroom layout with 2 bathrooms, utility room and walk in wardrobe - see the attached plan.

**The whole building underwent a renovation** of the common areas, facades, roof and standpipe lines. The renovation also included the distribution of heating and electricity (supplied to the apartment), a new gas boiler room and the construction of a glass elevator (to the mezzanine).

**Vinohrady, the 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 150.86 m<sup>2</sup>, balcony 7.6 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.





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Byt č.10

3.podlaží 150,86 m<sup>2</sup>

311	Předsíň	15,5
312	Koupelna	7,6
313	WC	1,2
314	Koupelna	3,9
315	Pokoj	20,8
316	Obývací pokoj	42,4
317	Pokoj	22,9
318	Kuchyně	7,5
319	Pokoj	20,8
balkon		7,6

Plocha bytu dle NOZ 150,86m<sup>2</sup>



umístění bytu na patře



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umístění bytu v objektu