



Apartment Two-bedroom (3+kk)

Sold

110 m², Praha 2, Vinohrady, Na Švihance





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Total area	110 m ²
Parking	-
Cellar	-
PENB	G
Reference number	28529

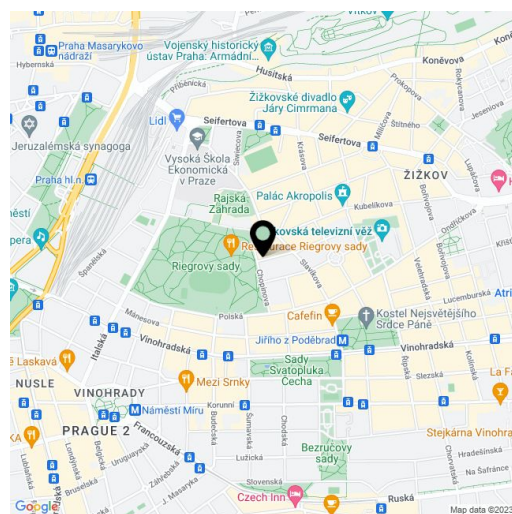
Apartment with high ceilings, located on the ground floor of the new [Na Švihance 11](#) residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau building situated on a street lined with beautiful Japanese cherry trees, just a few steps from Riegerovy sady Park and Jiřího z Poděbrad Square.

The apartment is offered in its **original condition before reconstruction**, which allows future owners to complete it according to their needs and wishes. The apartment features preserved **original casement windows, original wooden doors complete with wooden frames, and partial parquet flooring**. A prepared architectural design proposes a more efficient use of the space by creating a 3-bedroom layout - see the attached plan.

The whole building underwent a reconstruction of the common areas, facades, roof, and standpipes. The reconstruction also included heating and electricity lines and pipes (supplied to the apartment), a new gas boiler room, and a glass elevator (to the mezzanine) was installed.

Vinohrady, one of the most sought-after residential locations in Prague, offers all services within walking distance: restaurants, cafes, bistros, groceries, health centers, pharmacies, kindergartens and elementary schools. In Riegerovy sady Park there is a gym with a swimming pool, an outdoor gym, and a well-equipped playground. Regular farmer's markets are held on Jiřího z Poděbrad Square.

Unit size 110.01 m².



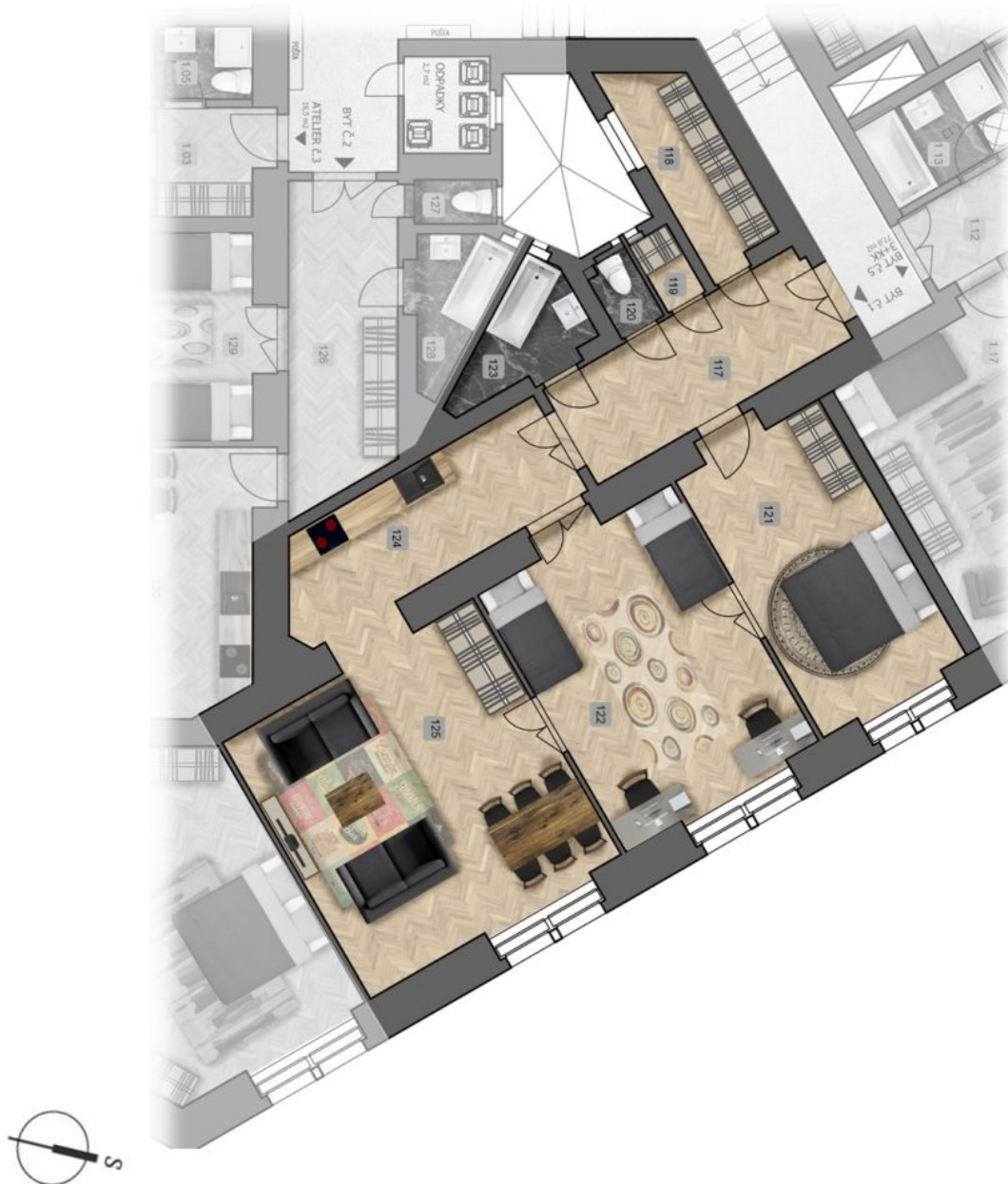
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č.1

1.podlaží 110,01 m²

117	Chodba	11,0
118	Pokoj	5,8
119	Komora	1,2
120	WC	1,3
121	Pokoj	17,0
122	Pokoj	22,6
123	Koupelna	4,0
124	Chodba+kk	11,4
125	Pokoj	29,4



umístění bytu na patře



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umístění bytu v objektu