



Apartment Two-bedroom (3+kk)

Sold

105 m², Prague 2, Vinohrady, Na Švihance





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Total area	105 m ²
Parking	-
Cellar	-
PENB	G
Reference number	28530

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 house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

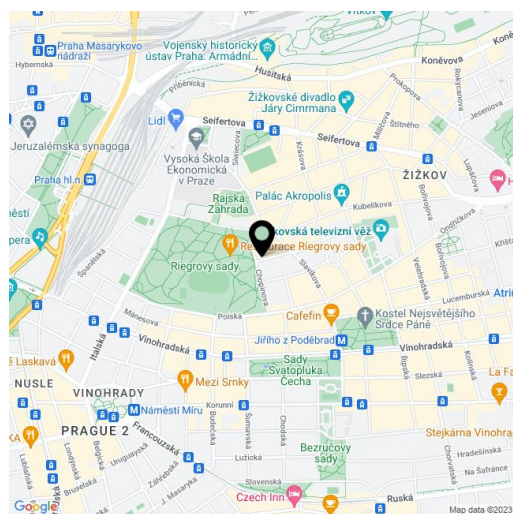
The apartment is offered in **its original condition before reconstruction**, which allows completion according to the owner's needs and wishes. The apartment has **preserved original casement windows, original wooden doors complete with wooden frames and partial parquet flooring**. The architectural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

The whole building underwent a reconstruction of the common areas, facades, roof and standpipe lines. The reconstruction 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 104.91 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



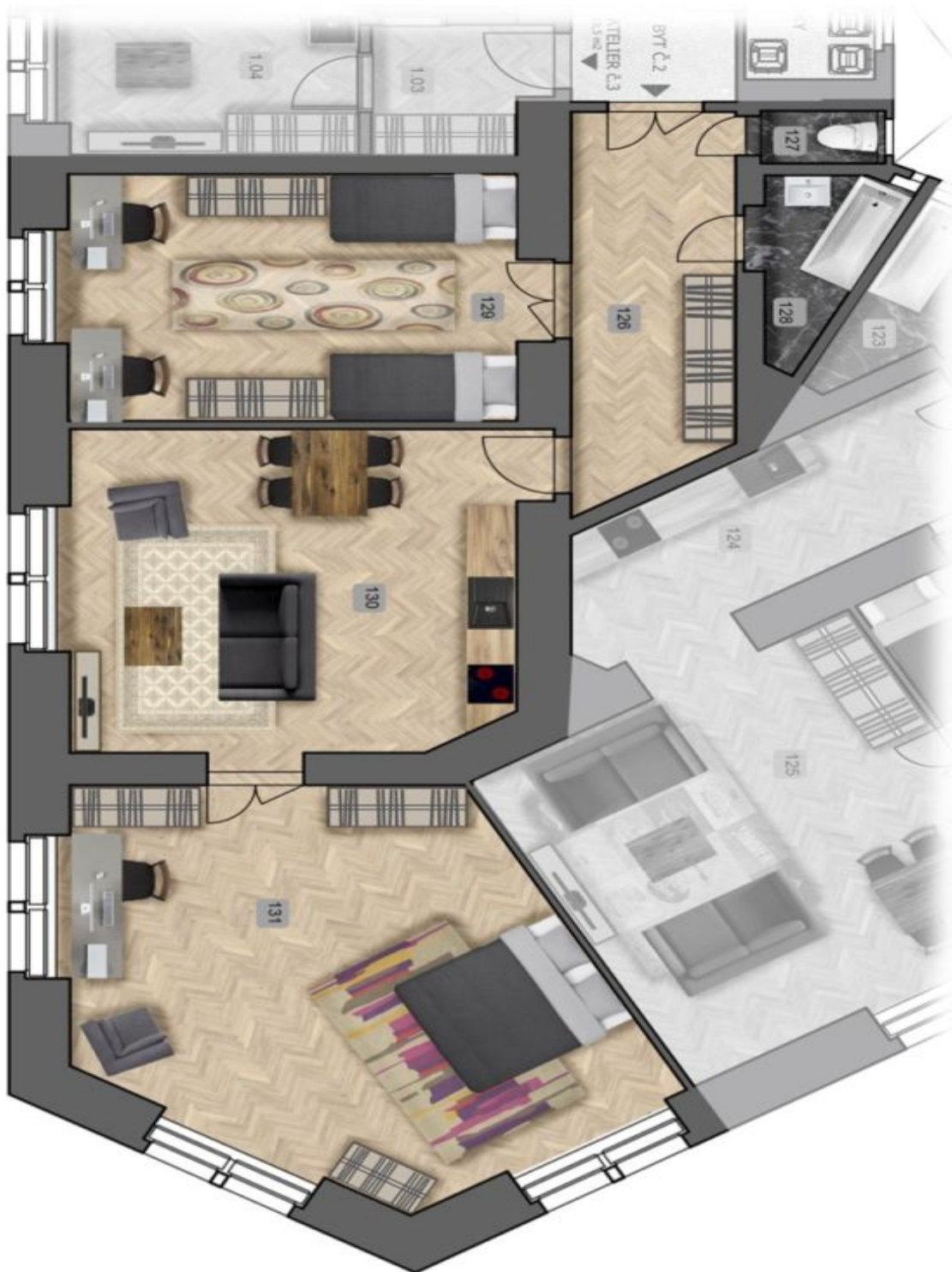
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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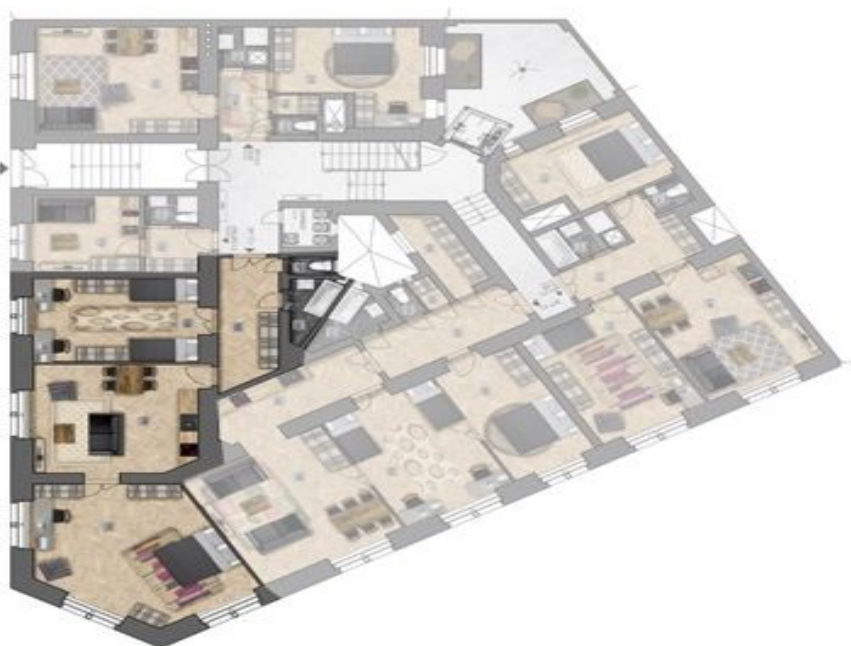
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126	Chodba	11,6
127	WC	1,2
128	Koupelna	3,7
129	Pokoj	21,1
130	Pokoji+kk	27,5
131	Pokoj	36,3



umístění bytu na patře



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umístění bytu v objektu