



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	84 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28534

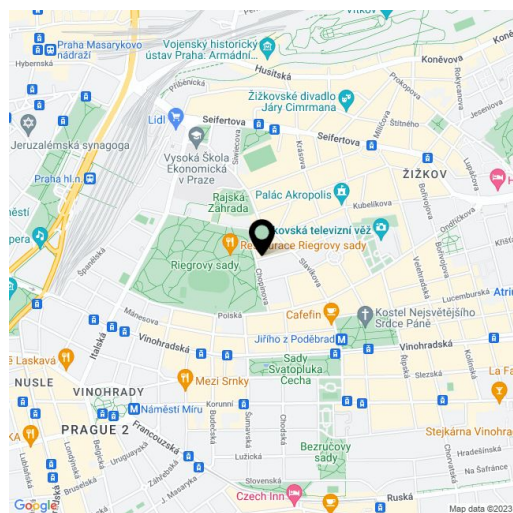
Apartment with high ceilings and a balcony facing the courtyard, located on the ground floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps 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 2-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 82.03 m<sup>2</sup>, balcony 2.6 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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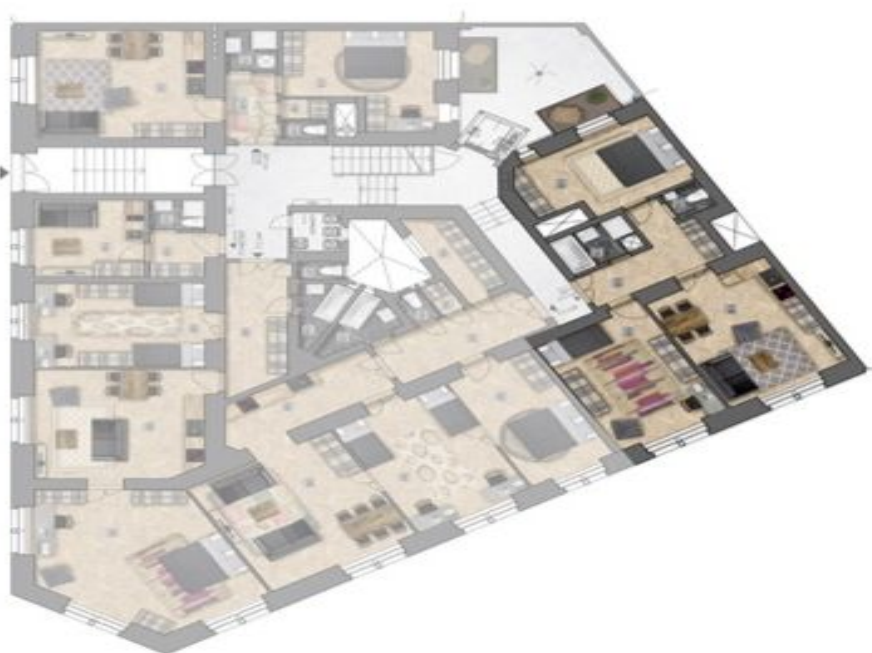
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# Byt č.5

1.podlaží 82,03 m<sup>2</sup>

1.12	Chodba	9,6
1.13	Kaupejna	4,6
1.14	WC	1,5
1.15	Ložnice	15,7
1.16	Obývací pokoj+kk	24,0
1.17	Pokoj	21,6
	balkon	2,6



umístění bytu na patře



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umístění bytu v objektu