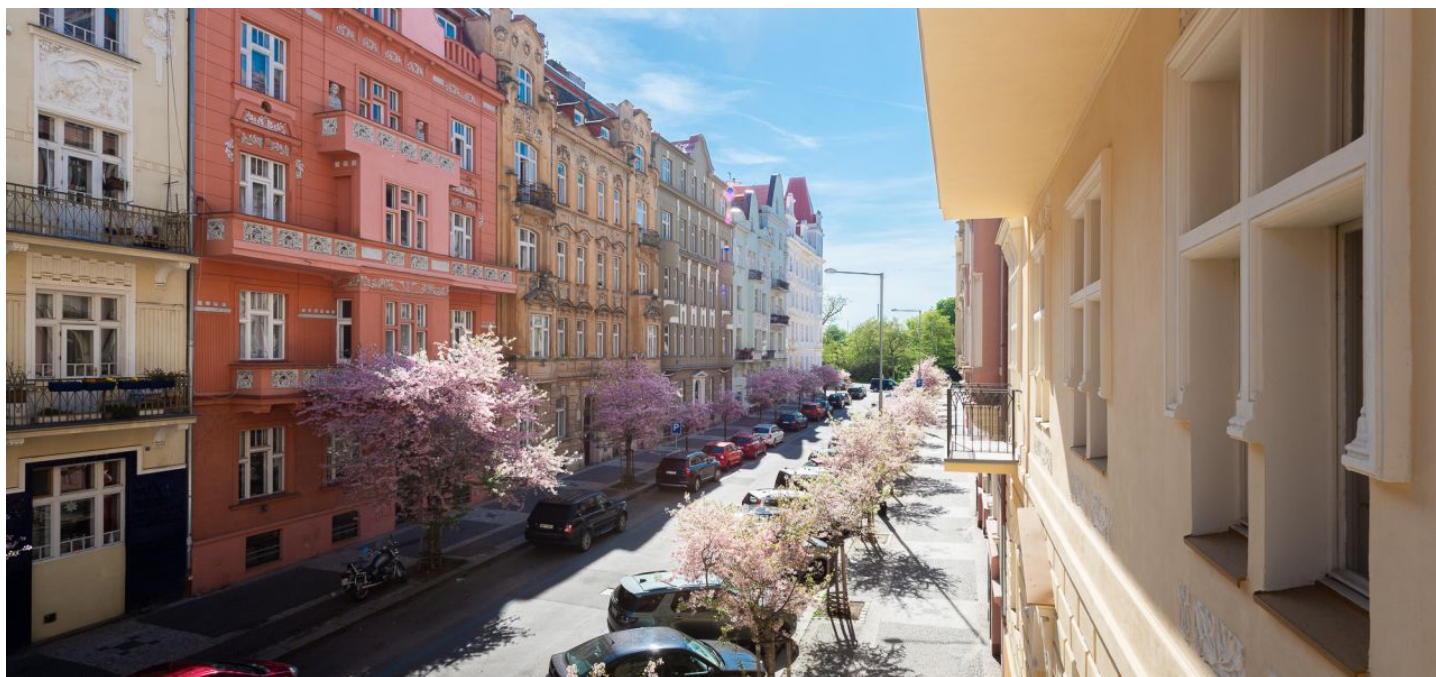




## Apartment Four-bedroom (5+kk)

Sold

178 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance





## Apartment Four-bedroom (5+kk)

**Sold**178 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance

Total area	199 m <sup>2</sup>
Floor area*	178 m <sup>2</sup>
Balcony	21 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28539

**Spacious apartment with high ceilings, a bay window, and a balcony located on the 1st floor of the [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 Rieger's Orchards and Jiřího z Poděbrad Square.**

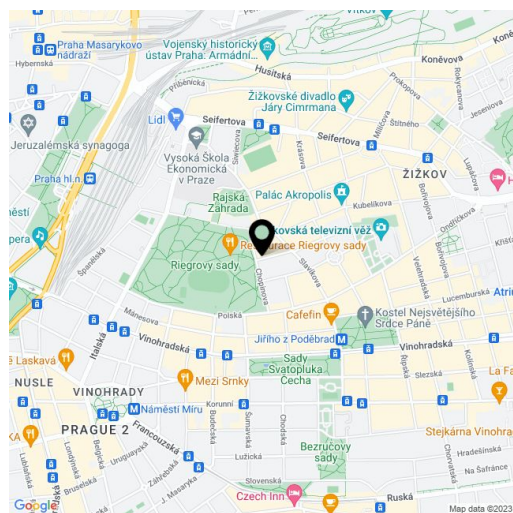
The layout of the apartment offers a spacious living room with a preparation for a kitchen and access to 2 balconies, 4 bedrooms (1 with an en suite bathroom), a separate bathroom, a guest toilet, and a hallway. By removing one partition, it is possible to increase the area of the living room (from 47.6 to 66 m<sup>2</sup>).

The apartment is offered in a state of **white walls**, allowing the floors, bathroom, kitchen, and interior doors to be completed according to the owner's wishes. The facilities include **new casement windows**, new electrical wiring, risers, and radiators.

**The whole building underwent a renovation** of the common areas, facade, 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 installation of a glass elevator (to the mezzanine).

**Vinohrady, the most sought-after residential location**, offers all services within walking distance: restaurants, cafes, bistros, grocery stores, 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. Regular farmers' markets are held on Jiřího z Poděbrad Square.

Unit size 177.74 m<sup>2</sup>, balconies (2.6 m<sup>2</sup>, 7.8 m<sup>2</sup>, 7.8 m<sup>2</sup>, 2.6 m<sup>2</sup>).



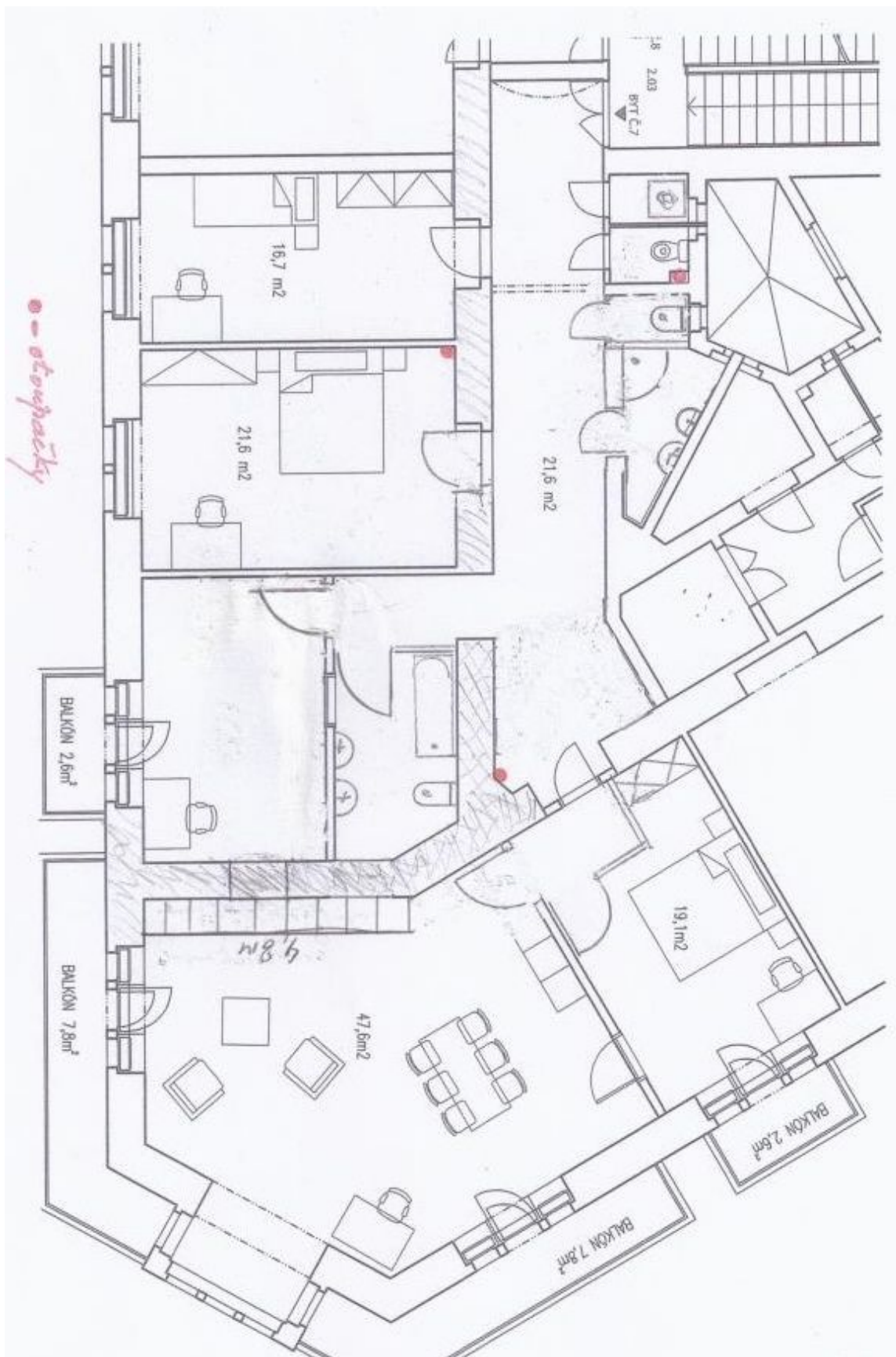
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Four-bedroom (5+kk)

178 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance

Sold



**Apartment Four-bedroom (5+kk)**178 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance**Sold****Byt č.7****2.podlaží 177,74 m<sup>2</sup>**

219	Ložnice	19,1
222	Pokoj	16,5
223	Obývací pokoj	47,6
225	Chodba	21,6
226	Komora	1,2
227	WC	1,3
228	Koupelna	5,5
230	Pokoj	21,6
231	Pokoj	16,7
232	Koupelna	5,9
	balkon	2,6
	balkon	7,8
	balkon	7,8
	balkon	2,6

**Plocha bytu dle NOZ 177,74m**

umístění bytu na patře



## Apartment Four-bedroom (5+kk)

178 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance

**Sold**



umístění bytu v objektu