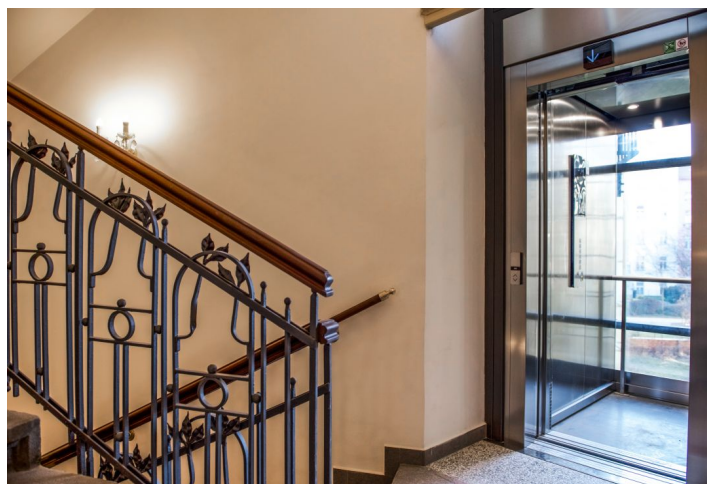




Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 2, Vinohrady, Na Švihance





Apartment Two-bedroom (3+kk)

Sold83 m², Prague 2, Vinohrady, Na Švihance

Total area	88 m ²
Floor area*	83 m ²
Balcony	5 m ²
Parking	-
Cellar	-
PENB	G
Reference number	28544

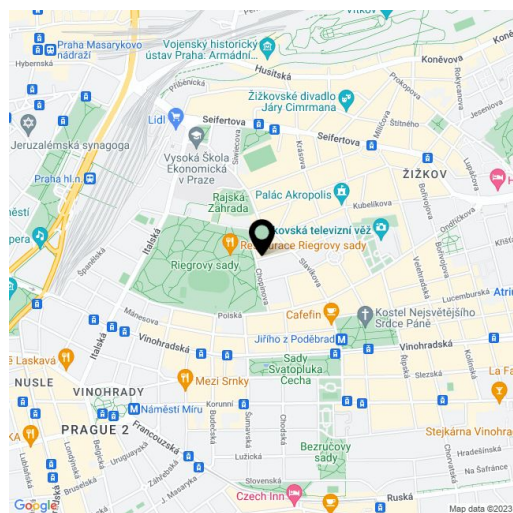
Apartment with high ceilings and 2 balconies located on the ground floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau building situated on a street lined with beautiful Japanese cherry trees, just a few steps from Riegrovy 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 2-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 new 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 Riegrovy sady Park, there is a gym with a swimming pool, an outdoor gym, and a well-equipped playground. Regular farmers' markets are held on Jiřího z Poděbrad Square.

Unit size 83.29 m², balconies (2.6 m² + 2.6 m²).



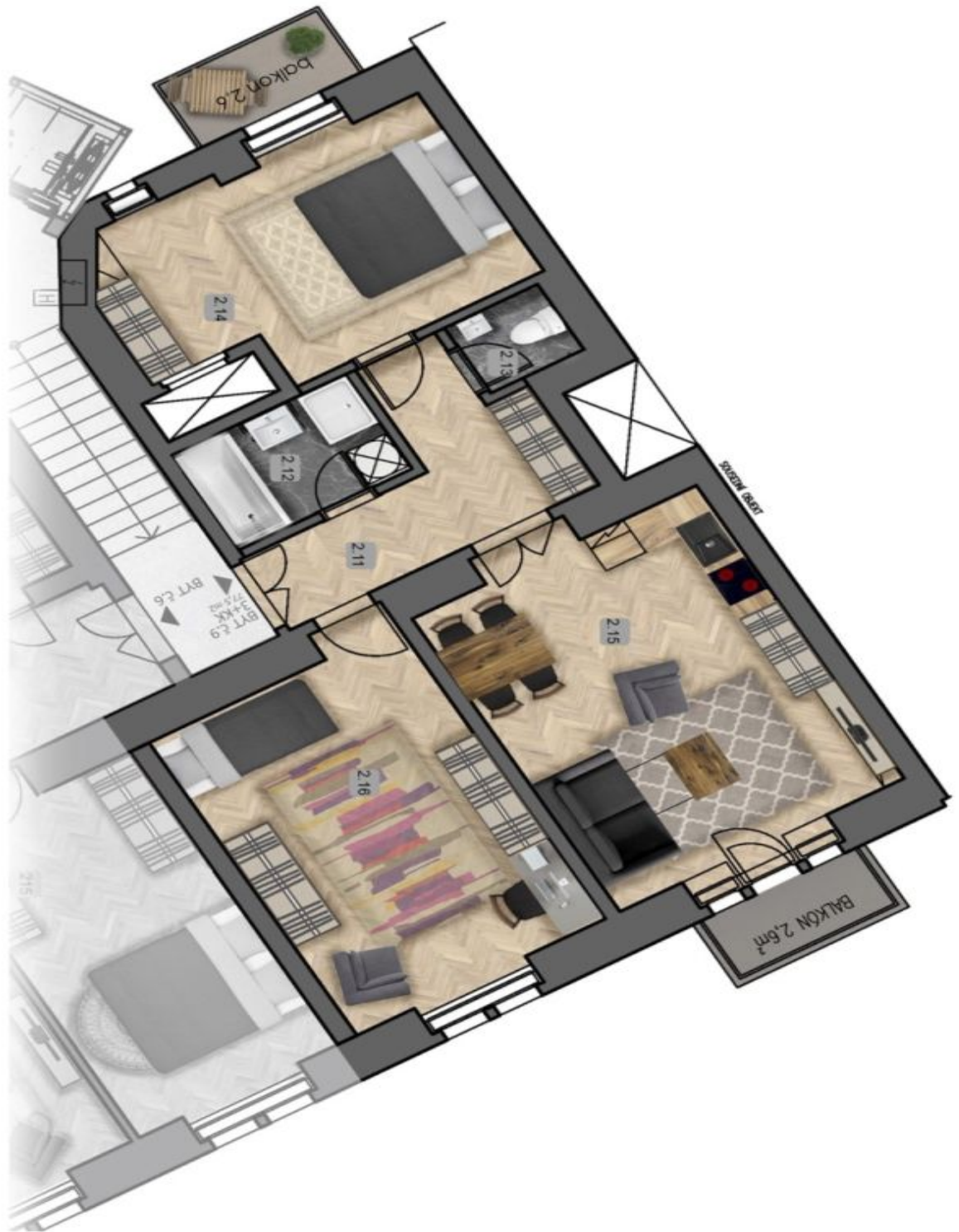
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Sold

Byt č.9

2.podlaží 83,29 m²

2.11	Chodba	9,6
2.12	Koupelna	4,6
2.13	WC	1,5
2.14	Ložnice	15,7
2.15	Obývací pokoj+kk	24,0
2.16	Pokoj	21,6

balkon	2,6
balkon	2,6



umístění bytu na patře



Apartment Two-bedroom (3+kk)

83 m², Prague 2, Vinohrady, Na Švihance

Sold



umístění bytu v objektu