



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	41 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28548

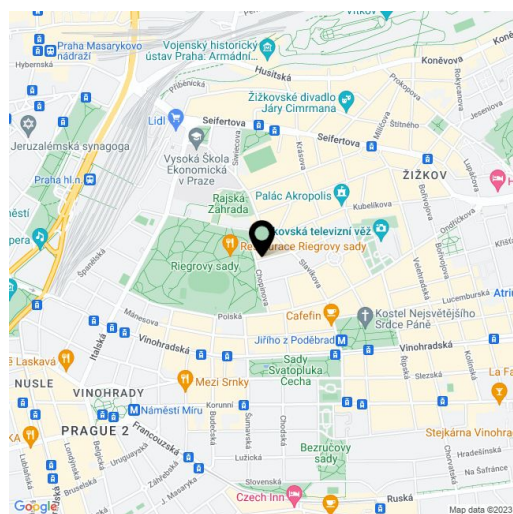
Apartment with high ceilings is located on the 3rd floor of the new [Na Švihance 11](#) residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího 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 frames and partial parquet flooring**.

**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 41.47 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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Byt č.14

4.podlaží 41,47 m<sup>2</sup>

410	Předsíň	7,6
411	Koupelna+WC	4,2
412	Pokoj	9,6
413	Pokoj+kk	18,6



umístění bytu na patře



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umístění bytu v objektu