svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Sold

80 m², Prague 2, Vinohrady, Na Švihance

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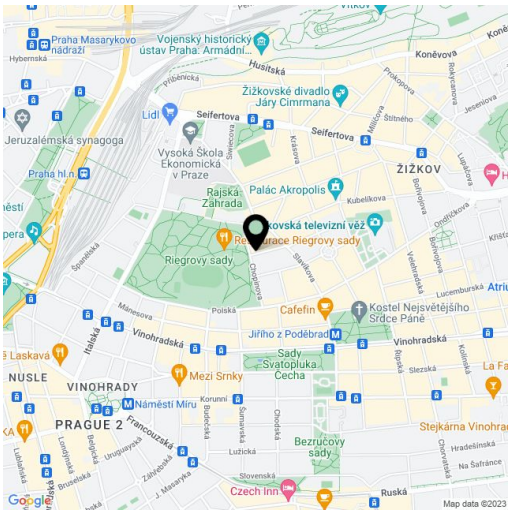
Total area	83 m²
Floor area*	80 m²
Balcony	3 m²
Parking	-
Cellar	-
PENB	G
Reference number	28550



* 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 with high ceilings and balcony is located on the 3th 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 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 80,83 m², balcony 2,6 m².

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Byt č. 16

4.podlaží	80,83 m²
4.04 Chodba	7,3
4.05 Šatna	2,5
4.07 Chodba	11,4
4.08 WC	1,0
4.09 Koupelna	3,5
4.10 Pokoj	21,7
4.11 Obývací pokoj+kk	27,9
balkon	2,6

umístění bytu na patře

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umístění bytu v objektu

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