



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	164 m <sup>2</sup>
Floor area*	161 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28552

This spacious, south-facing apartment with high ceilings and a balcony is located on the 4th floor of the new **Na Švihance 11** residence. This 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 consists of a spacious corner living room with a preparation for a kitchen and access to the balcony, 3 bedrooms (1 with an en-suite bathroom), a separate bathroom, a toilet, a storeroom, and a hallway.

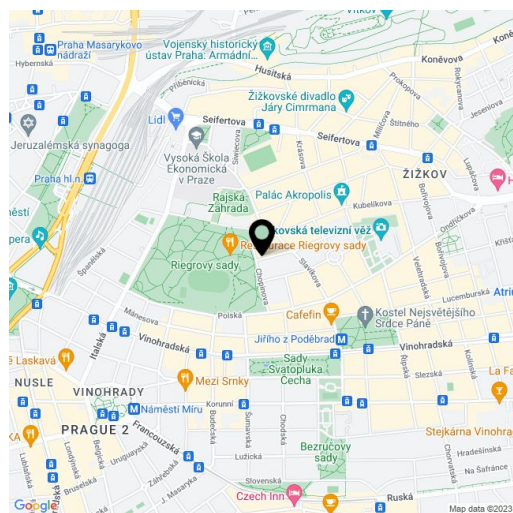
The apartment is offered in the state of **white walls (acceptance minimum)**, which allows future owners to finish the floors, bathroom, kitchen, and interior doors. Facilities include **new casement windows**, new electrical wiring, newly plastered walls, and new risers.

**The entire building underwent a reconstruction** of its common areas, facades, roof, and standpipe lines. The reconstruction also included the distribution of heat 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, groceries, health centers, pharmacies, kindergartens, and elementary schools. In Rieger's Orchards 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 160.95 m<sup>2</sup>, balcony 2.6 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



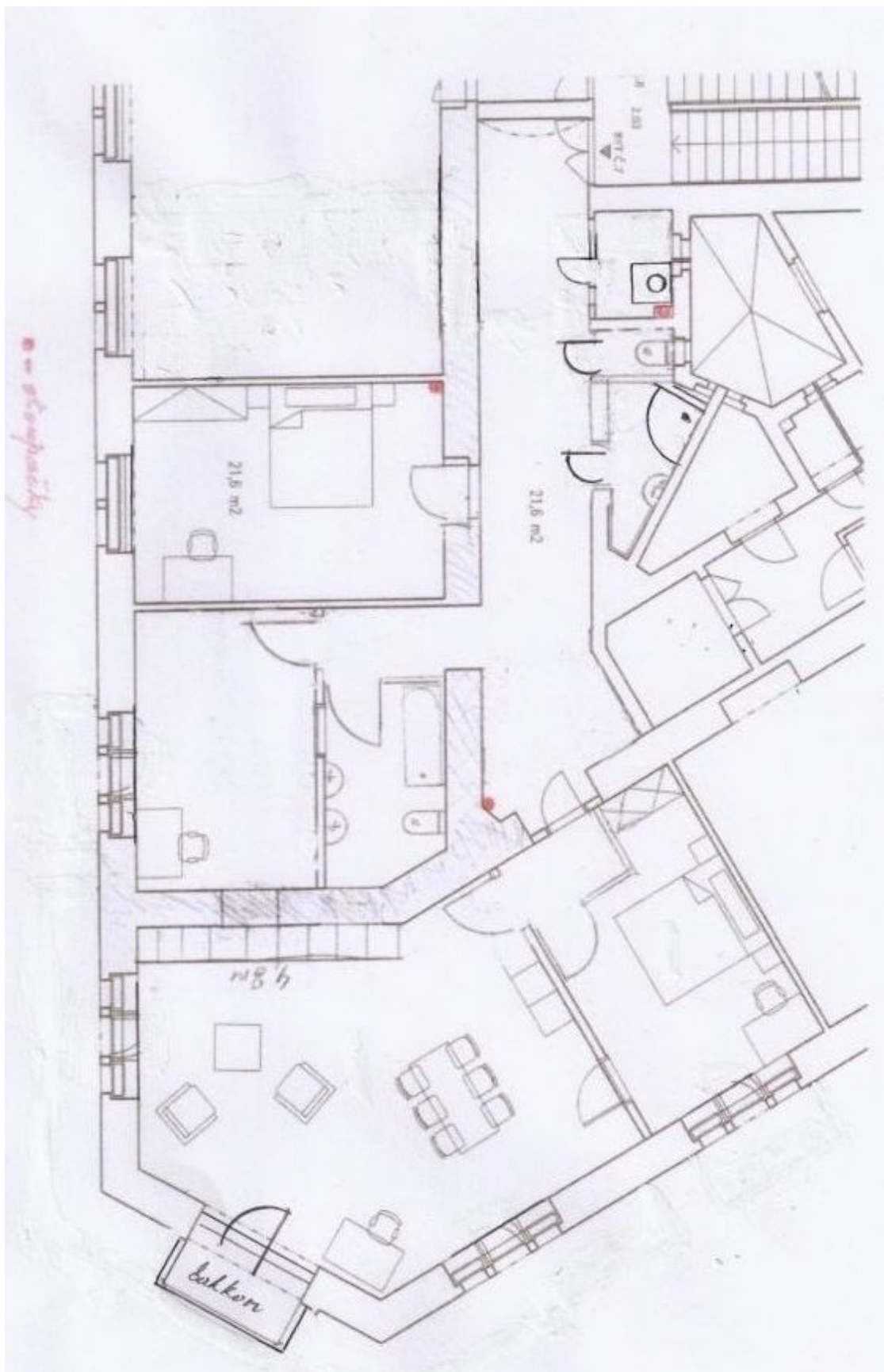
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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umístění bytu v objektu